



Selbon

Residential sales & lettings

Forest End, Fleet,
Hampshire, GU52 7XE

Offers in excess of £500,000 Freehold



01252 979300

Selbonproperty.co.uk

- Extended Semi-Detached Family Home
- Three/Four Bedrooms
- Two/Three Reception Rooms
- Fitted Kitchen, Utility Room & Cloakroom
- South-Westerly Facing Rear Garden
- Driveway Parking, Garage and Workshop
- Potential to Extend (STPP)
- Close to Local Schools
- Cul-De-Sac Location
- Viewings Advised

Selbon Estate Agents are delighted to offer to the market this three/four bedroom semi-detached family home, situated in a cul-de-sac location, within stones throw from access to Courtmoor School.

The property has previously been extended but could be further developed, subject to usual planning permissions.

On entering the property you are welcomed into a reception hallway with stairs to first floor. Opening from the hallway is a front aspect dining room with bay window. This in turn opens into a living room with feature fireplace and door to the rear garden.

The kitchen comprises; eye and base level cupboard and drawer units under a roll top work top. Inset sink with mixer tap, built-in double oven, hob and extractor over. From the kitchen is a utility room with further range of units and inset sink.

Further ground floor accommodation includes a family room/bedroom four and a cloakroom.

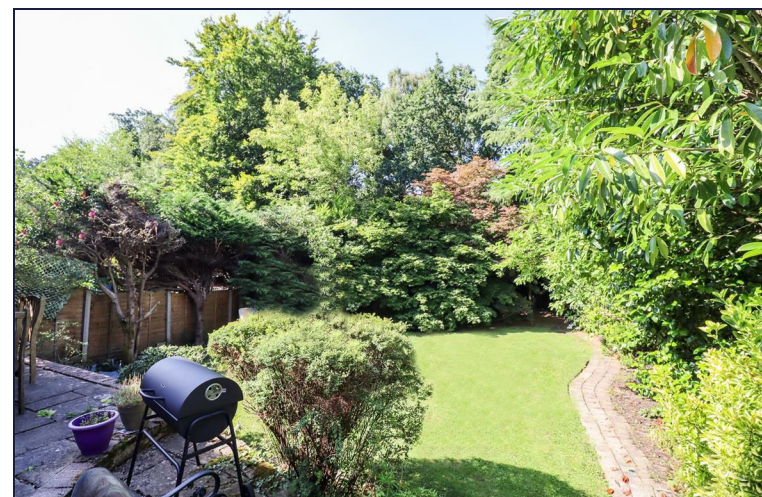
To the first floor are three bedrooms, a bathroom room and separate toilet.

Externally the South-Westerly facing rear garden measures approximately 80ft. in length and is predominately laid to lawn with an array of mature planting and evergreen borders. Immediately to the rear of the property is a patio area.

To the front is an block paved driveway providing off-street parking for several vehicles which leads to a detached garage with up and over door. At the rear of the garage is a work shop with power and light.

Fleet town centre is a short drive with an array of shops, bars and restaurants. There is easy access to walking, running and cycling routes including Velmead woods, Basingbourne Woods and the Basingstoke canal. Local amenities can also be found at Linkway including Richmond doctors surgery. Fleet mainline railway station and access to the M3 are a short drive away.

The property is conveniently located for both Heatherside Infant and Junior schools and is within close proximity to Courtmoor secondary school.

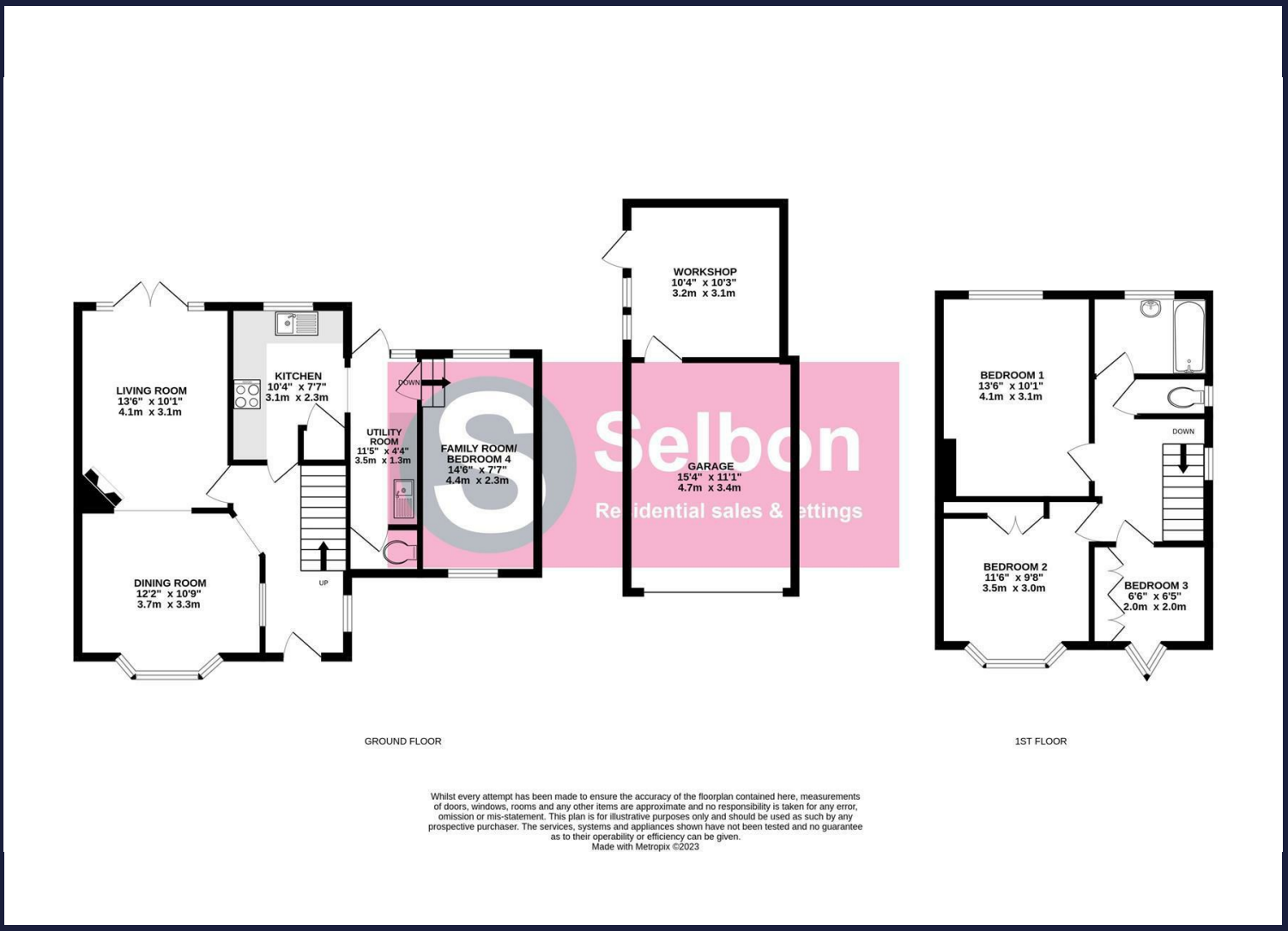




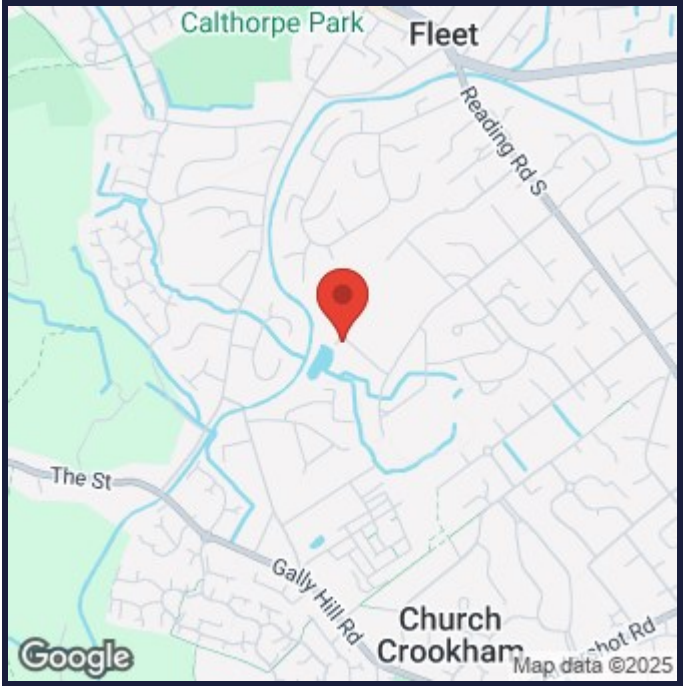




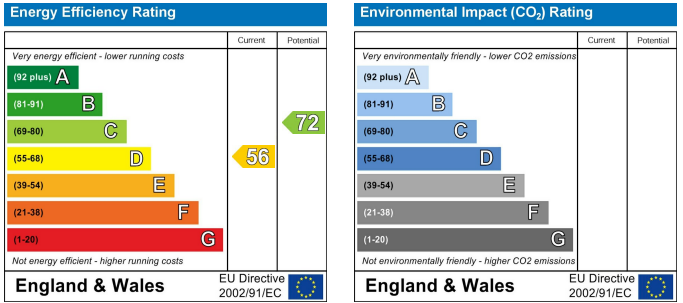
Floor Plans



Area Map



Energy Performance Graph



Viewing

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

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Council Tax Band: D