



**Selbon**

Residential sales & lettings

Honister Gardens, Fleet,  
Hampshire, GU51 3DD

Offers over £700,000 Freehold



**01252 979300**

[Selbonproperty.co.uk](http://Selbonproperty.co.uk)

- Four Bedroom Detached Family Home
- 18ft. Living Room, Dining Room & Study
- Re-Fitted Cloakroom & Family Bathroom
- Ample Driveway Parking & Two Garages
- Gas Central Heating & Double Glazed Windows
- Cul-De-Sac Location in Pondtail
- Re-Fitted Kitchen/Breakfast Room
- Approx. 50ft. South-Westerly Facing Garden
- Close to Fleet Pond & Nature Reserve
- Close to Fleet Town Centre & Train Station

Selbon Estate Agents are delighted to offer to the market this four bedroom detached family home, situated in a corner position at the end of this cul-de-sac within the Pondtail area of Fleet.

The current owners have re-modelled and re-furnished the property to a high finish internally. Located within close proximity to Fleet Pond & Nature Reserve, under 1.5 mile distant from Fleet town centre and within 1 mile of Fleet mainline train station. The current school catchment areas include: Fleet Infant school, Velmead Junior school and Calthorpe Secondary school.

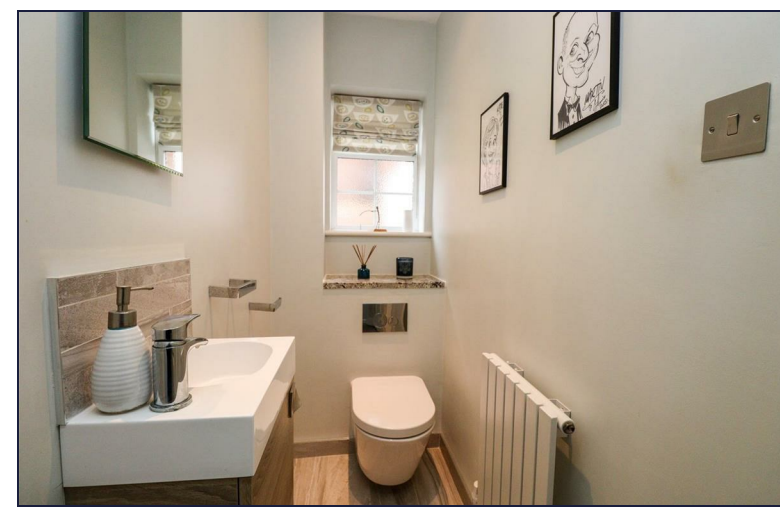
The principle living accommodation includes; 18ft. living room with front aspect bay window, feature fireplace and double doors to the dining room. The dining room has doors to the rear garden and door to kitchen/breakfast room. Further ground floor accommodation includes a study and re-fitted cloakroom.

The kitchen has been re-fitted to a high specification and comprises; eye and base level cupboard and drawer units under a Quartz work surface. Inset sink with mixer tap, built-in appliances include Neff oven, Neff combination oven/microwave with warming drawer, induction hob with cooker hood over. The kitchen also benefits from an abundance of natural light from two skylights and a rear aspect window. Space for American fridge freezer, Granite flooring and a breakfast bar complete the kitchen.

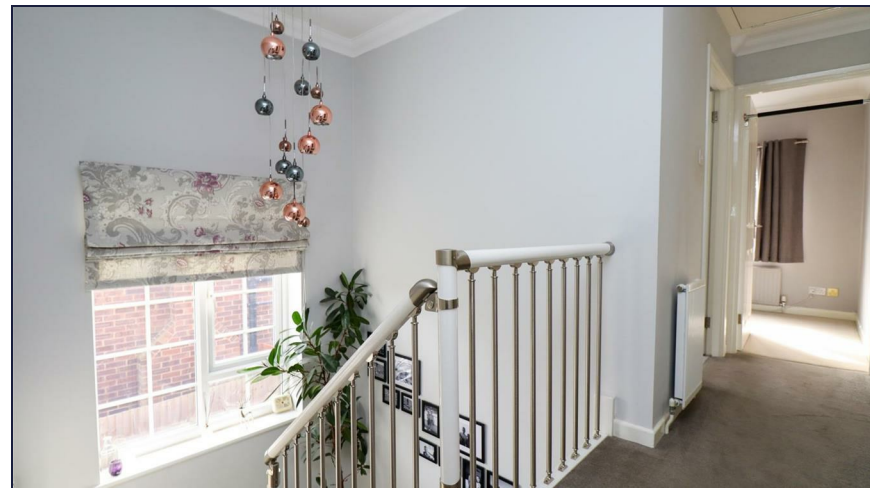
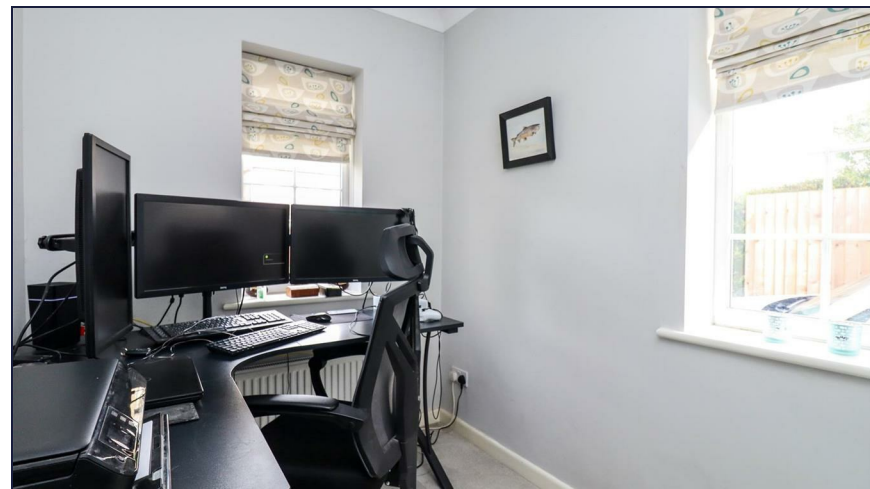
To the first floor are four bedrooms and a re-fitted family bathroom. Bedroom one also boasts an en-suite shower room which has been re-fitted.

Externally the South-Westerly facing rear garden measures approximately 50ft. in length by 35 ft. in width. The mature garden is predominately laid to lawn with flower and shrub borders. Immediately to the rear of the property is a patio area and ornate feature pond.

To the front the property is enclosed by evergreen borders. A driveway provides off-street parking for several vehicles which leads to two garage both with up and over doors.













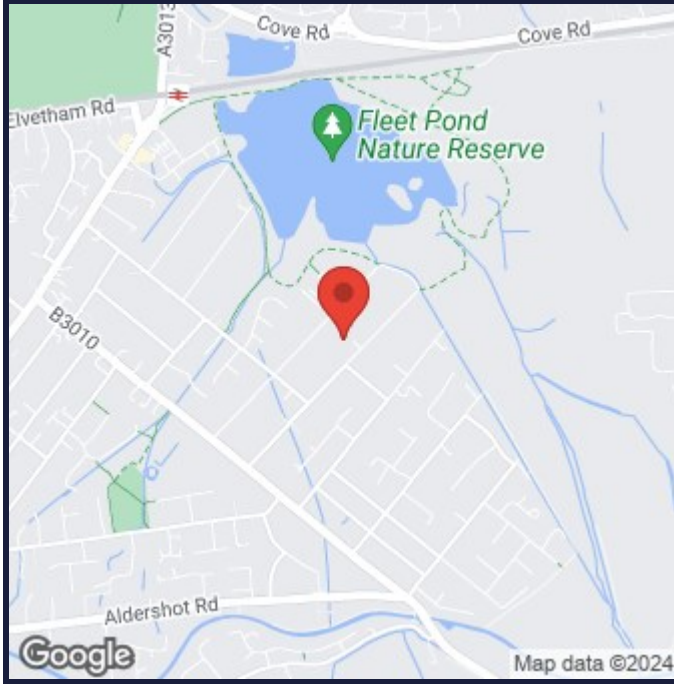
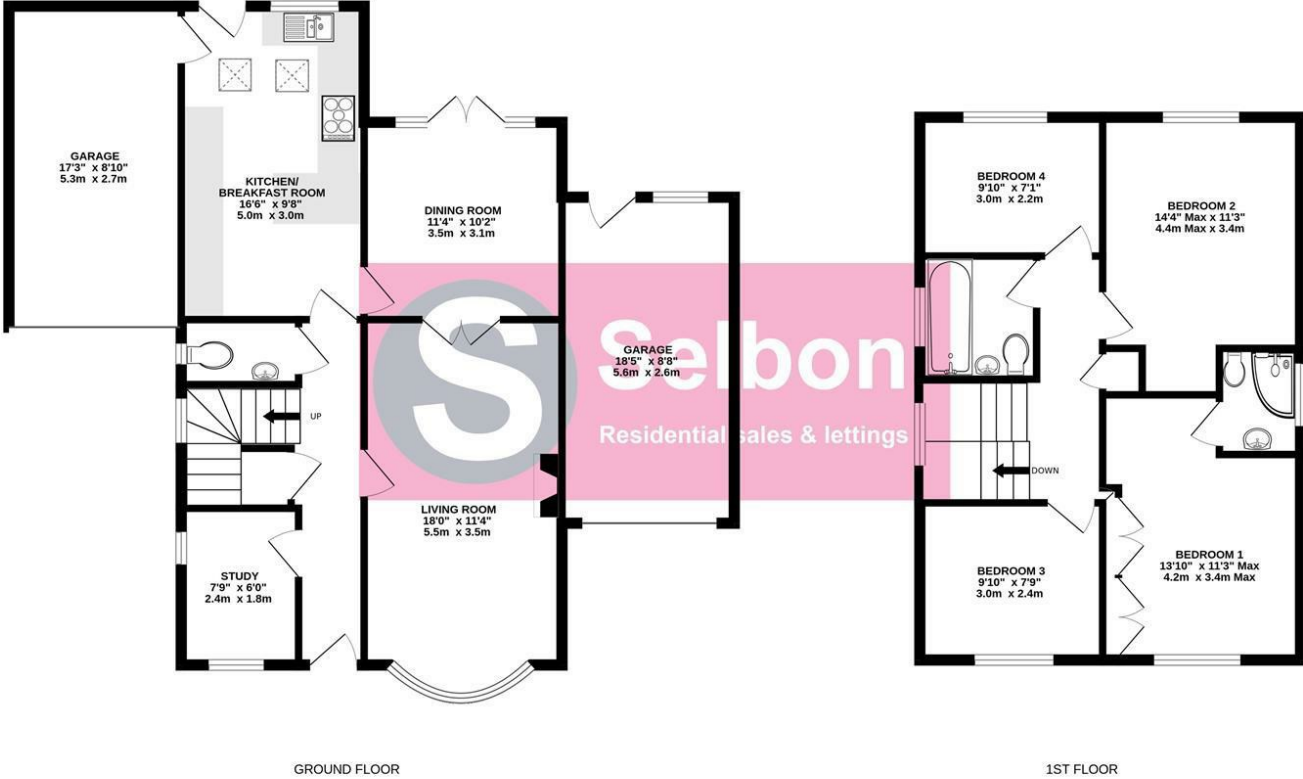




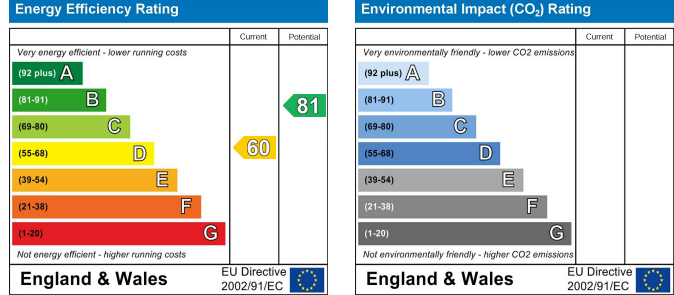


Floor Plans

Area Map



Energy Performance Graph



Council Tax Band: F

Viewing

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

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