



Selbon

Residential sales & lettings

Avondale Road, Fleet,
Hampshire, GU51 3BS

Offers over £675,000 Freehold



01252 979300

Selbonproperty.co.uk

- Extended and Modernised Family Home
- Meticulously Re-Modelled & Re-Furbished
- 15ft. Living Room, Two Bedrooms & Family Bathroom
- Southerly Facing Rear Garden & Detached Double Garage
- Potential to Extend (S.T.P.P)
- Pondtail Area of Fleet
- Stunning Kitchen/Breakfast Room & Utility/Boot Room
- First Floor - Two Further Bedrooms & En-Suite Shower Room
- New Heating System (Radiators, Pipes and Boiler)
- Close to Fleet Pond, Train Station & Town Centre

Selbon Estate Agents are delighted to offer to the market this four bedroom family home situated in the Pondtail area of Fleet.

The property has been meticulously re-modelled and re-furbished by the current owners and includes restored Parquet flooring to the hallway and living room, a re-fitted kitchen/breakfast room, and internally decorated to a high standard.

The current school catchment areas include: Fleet Infant school, Velmead Junior school and Calthorpe Secondary school.

The ground floor accommodation comprises; 15ft. living room with feature fireplace and doors to the rear garden. Of particular note is the stunning kitchen/breakfast room which has been fitted with an Elm Bridge high specification Howdens kitchen. With eye and base level solid wood cupboard and drawer units under a Quartz work surface. Space for Range cooker with built-in extractor over, space for dishwasher a built-in full sized fridge. A focal point of the room is the centralised breakfast bar which is also finished in Quartz worktops. The sink area features two inset Belfast sinks with Quartz upstands. Behind the cooker is a further area of Quartz splash back.

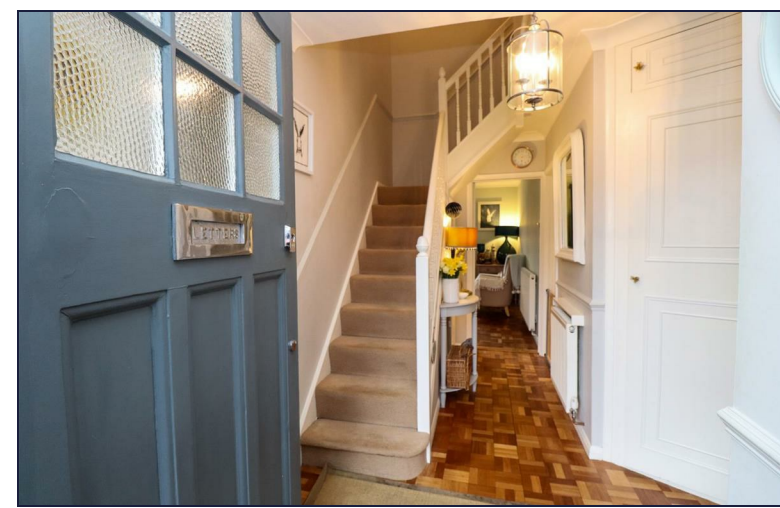
Further ground floor accommodation includes; two bedrooms (one used currently as a play room), utility/boot room and a family bathroom.

To the first floor are two further bedrooms and a re-fitted en-suite shower room.

Externally the Southerly facing rear garden is predominately laid to lawn with patio area immediately to the rear of the property. Enclosed by mature borders and timber fencing with gate giving access to the Brook (which is maintained by the current owners).

To the front is a further area of lawn with mature planting. A driveway provides off-street parking for several vehicles and leads to a detached double garage.

The property has the potential to extend further, subject to usual planning permissions and is located within close proximity to Fleet Pond, mainline train station and the town centre.











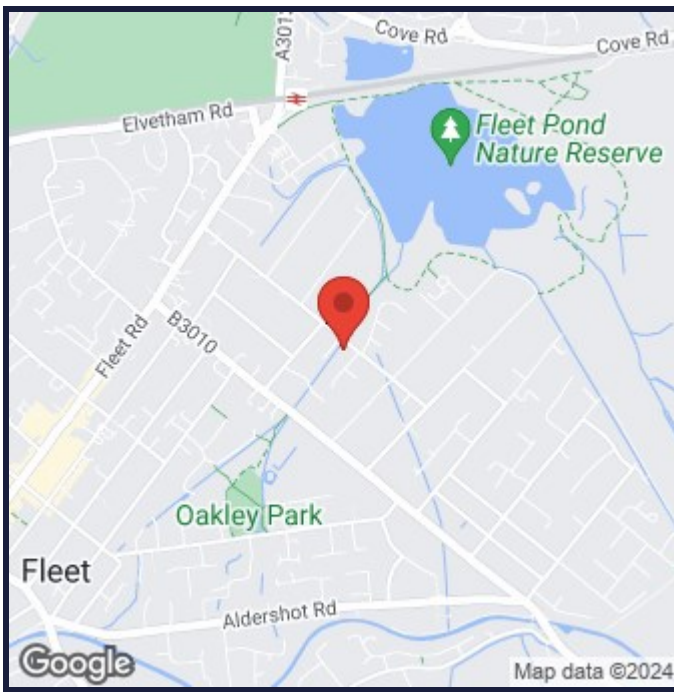
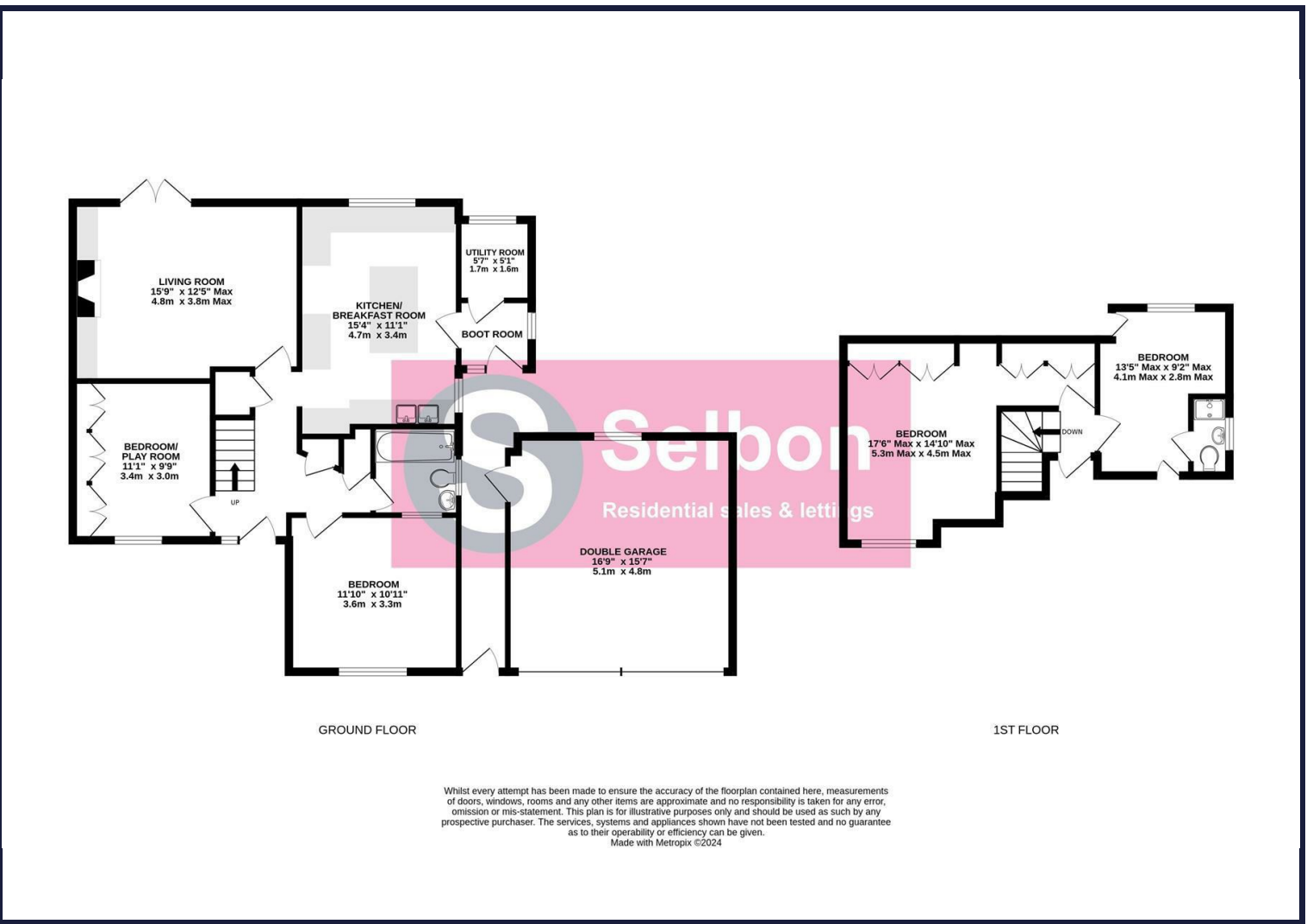




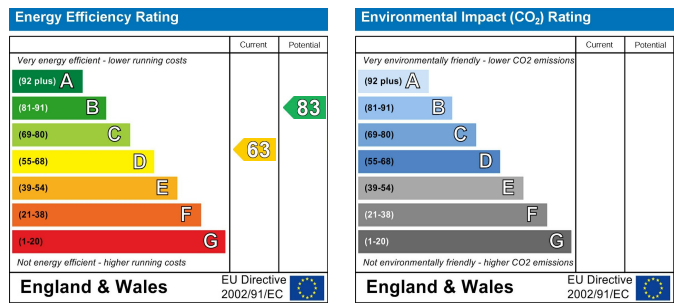


Floor Plans

Area Map



Energy Performance Graph



Viewing

Council Tax Band: D

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

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