



**Selbon**

Residential sales & lettings

Hermes Close, Fleet,  
Hampshire, GU51 3ET

Offers in excess of £750,000 Freehold



**01252 979300**

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

- Extended detached family home
- Lounge, dining room, family room & conservatory
- Bedroom 1 with en suite
- Gas radiator heating, double glazed windows & Cavity Wall Insulation
- Secluded wrap around rear garden
- Entrance hall & cloakroom
- Refitted kitchen & large utility room
- 4 further bedrooms & refitted bathroom
- Double garage & driveway parking
- Cul de sac close to Fleet pond

Selbon Estate Agents are delighted to offer the unique opportunity to purchase this deceptively spacious detached family home, located in the ever popular Pondtail area of Fleet, close to Fleet pond and nature reserve.

The current vendors have lived in the property since 2006 and the property has been remodelled and modernised over the years to offer versatile accommodation, ideal for modern day living for those looking to work from home, whilst making family memories. There is still scope for further development including the conversion of the garage (STPP).

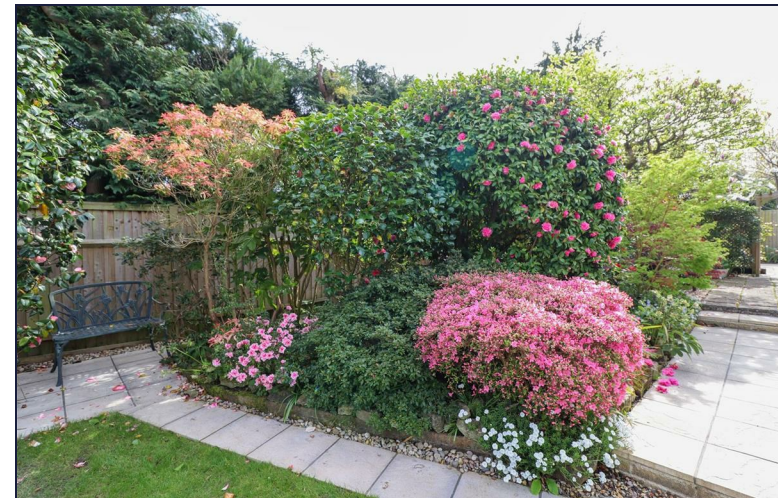
Situated in corner of a small cul de sac, the property is accessed via the driveway, giving access to a double glazed front door, which in turn leads to a spacious entrance hall with stairs to the first floor landing and doors to the lounge, kitchen and a refitted cloakroom with a white suite.

The bright and airy lounge has a stone fireplace with log burner and double doors leading to the dining room which in turn has doors leading to a family room and the refitted kitchen/breakfast room. Off the family room you will find the conservatory with double glazed French doors to the rear garden and the kitchen gives way to a large utility room with doors to the rear garden and the double garage.

The first floor landing has access to the loft which is boarded with a loft ladder and light, there are 5 bedrooms (bedroom 5 is currently used as an office with bespoke furniture) , bedroom one has an en suite shower room (no wc) and there is a refitted family bathroom.

Further benefits include a water softener, gas central heating, double glazed windows, driveway parking for several vehicles, a double garage as well as a mature south easterly facing wrap around garden with a vegetable plot, extensive lawn and paved patio areas with a high degree of privacy.

Hermes Close has easy access to Fleet pond, offering excellent walking routes and is within walking distance of Fleet town centre and mainline railway station.











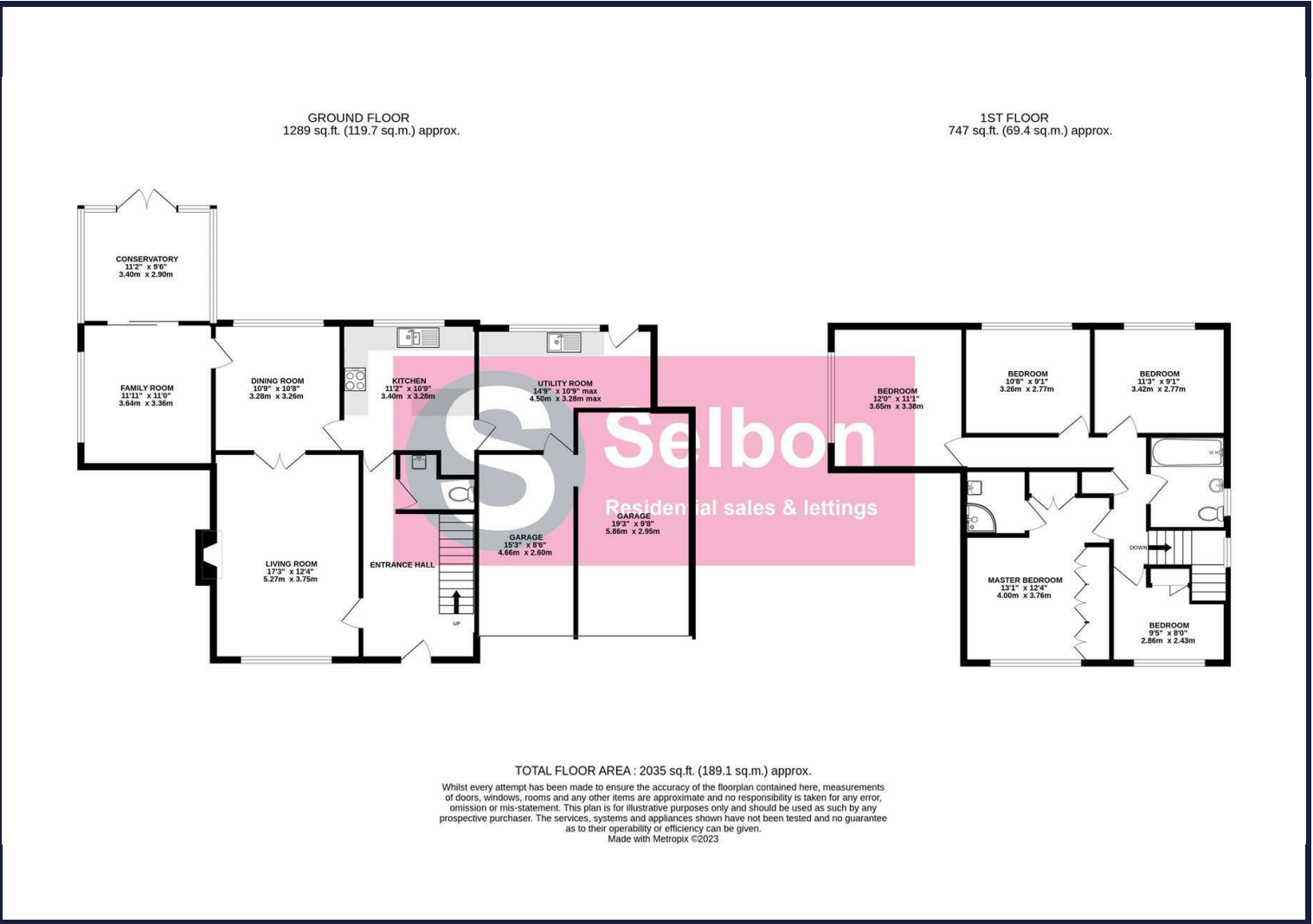




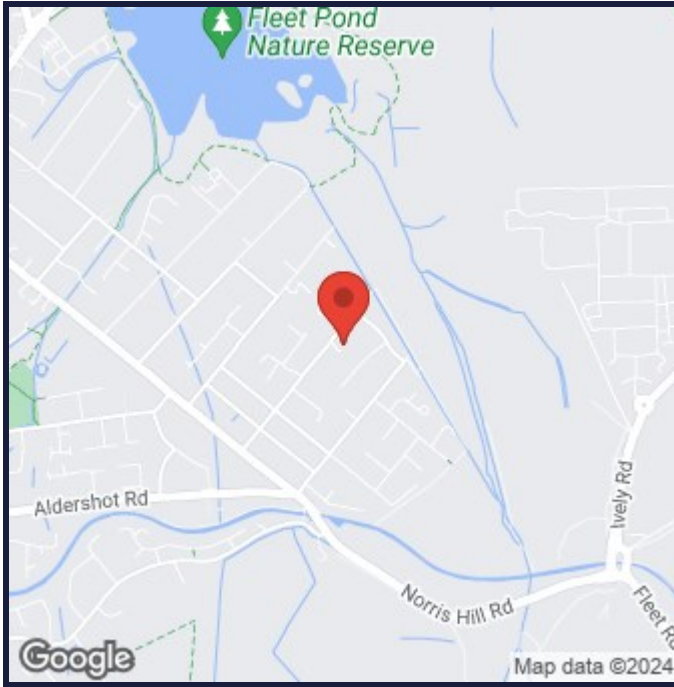




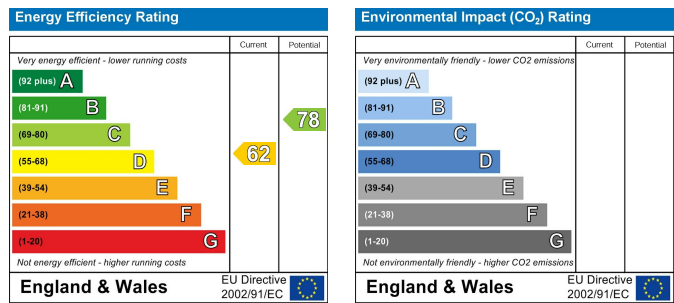
Floor Plans



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

Council Tax Band: F

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