



Selbon

Residential sales & lettings

Greenways, Fleet,
Hampshire, GU52 7XD

Offers in excess of £500,000 Freehold



01252 979300

Selbonproperty.co.uk

- 1960's Semi-Detached Family Home
- Three Bedrooms
- Living Room & Dining Room
- Ample Driveway Parking & Garage
- Close to Local Schools & Amenities
- Vast Corner Position & Garden
- Kitchen
- Family Bathroom
- Mature Rear Garden (80ft. max by 70ft. max)
- Potential to Extend (S.T.P.P)

Selbon Estate Agents are delighted to offer to the market for the first time since new, this three bedroom semi-detached family home, occupying arguably the best plot on the road.

Positioned on a corner plot the property has scope to be re-modelled and extend subject to usual planning permissions.

One of the main benefits is the catchment area for local schools, including being a stones throw away from access to Courtmoor school. The current catchment areas are Heatherside Infant & Junior schools and Courtmoor Secondary school.

On entering the property you are welcomed into a reception hallway with stairs to the first floor. The ground floor accommodation includes; living room, dining room and kitchen. The kitchen is fitted with eye and base level cupboard and drawer units. Inset sink with mixer tap, floor mounted boiler, door to side of property, space and plumbing for washing machine and space for cooker.

To the first floor are three bedrooms, a family bathroom with panel enclosed bath and hand wash basin. In addition there is also a separate toilet with low level W.C.

The garden is one of the main features of this stunning property and sweeps around the rear and side of the property. Whilst it is difficult to measure the garden the maximum width is approximately 70ft. by 80ft. in length from front to back.

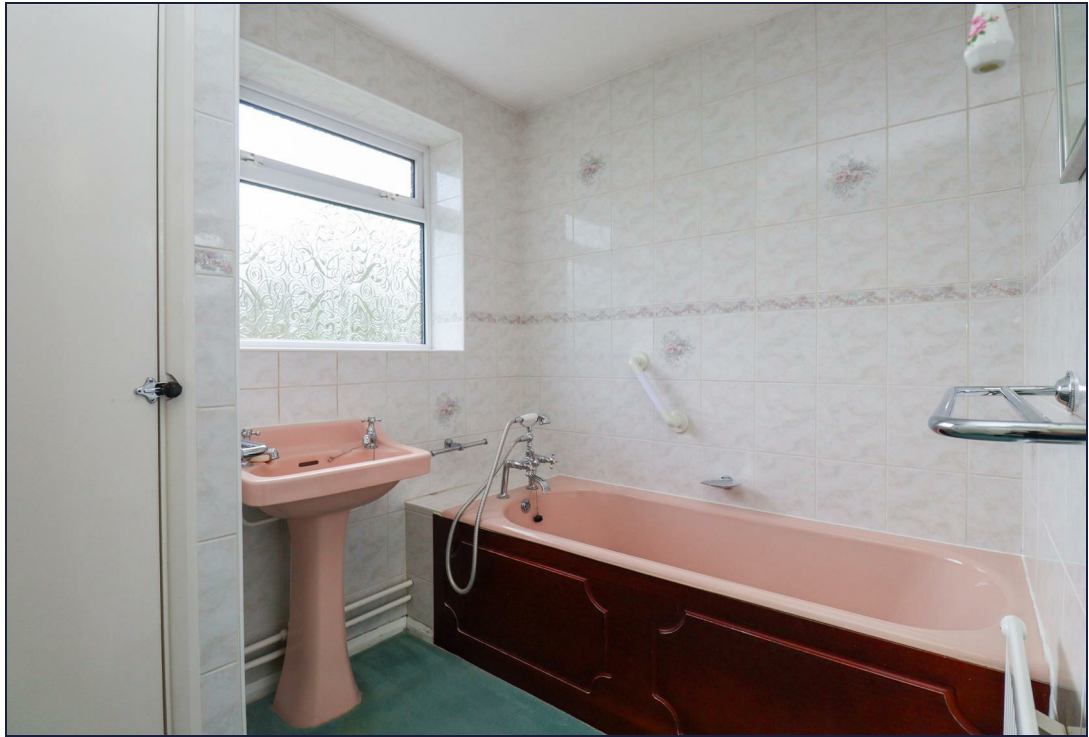
Fleet town centre is a short drive with an array of shops, bars and restaurants. There is easy access to walking, running and cycling routes including Velmead woods, Basingbourne Woods and the Basingstoke canal. Local amenities can also be found at Linkway including Richmond doctors surgery. Fleet mainline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







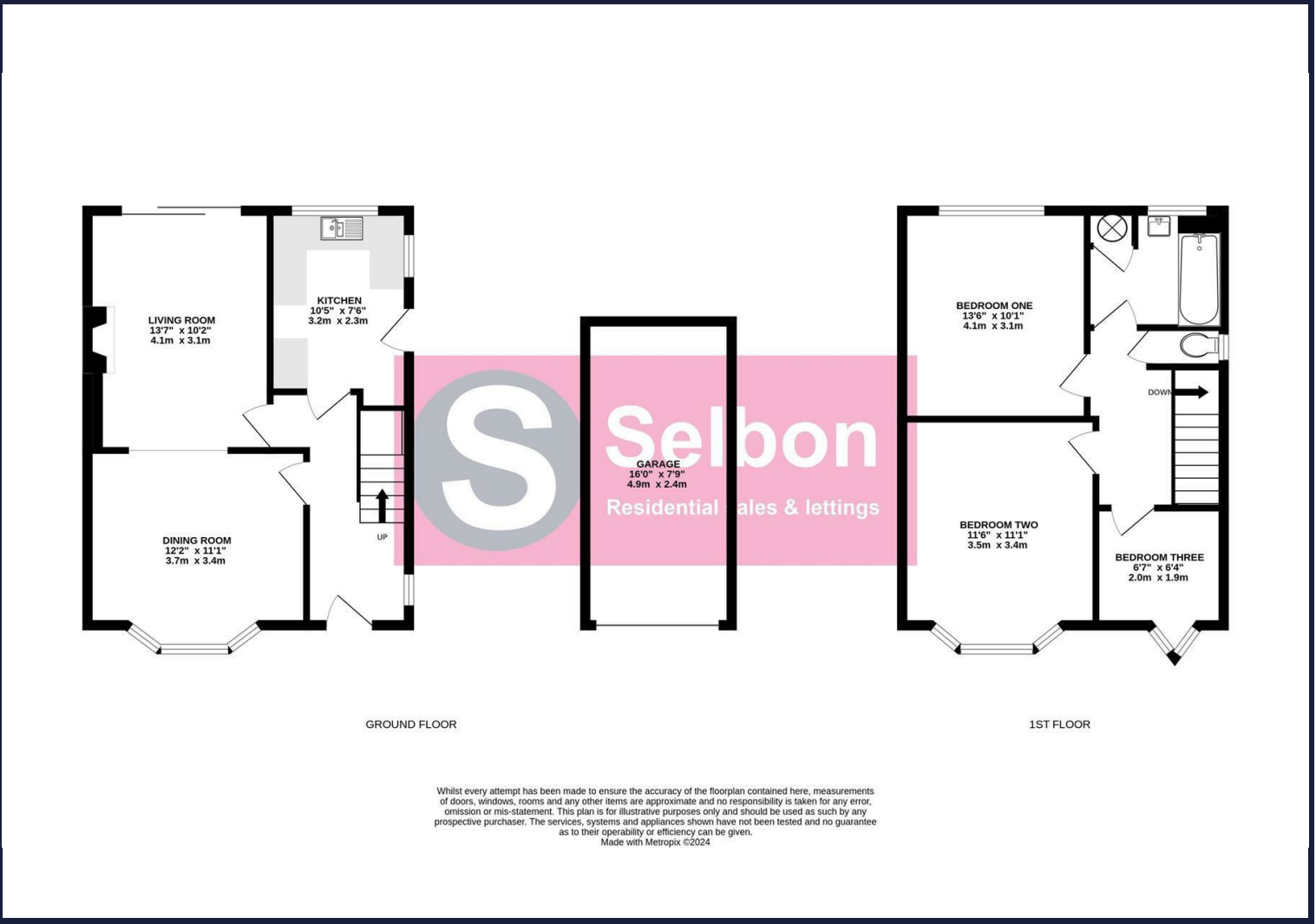




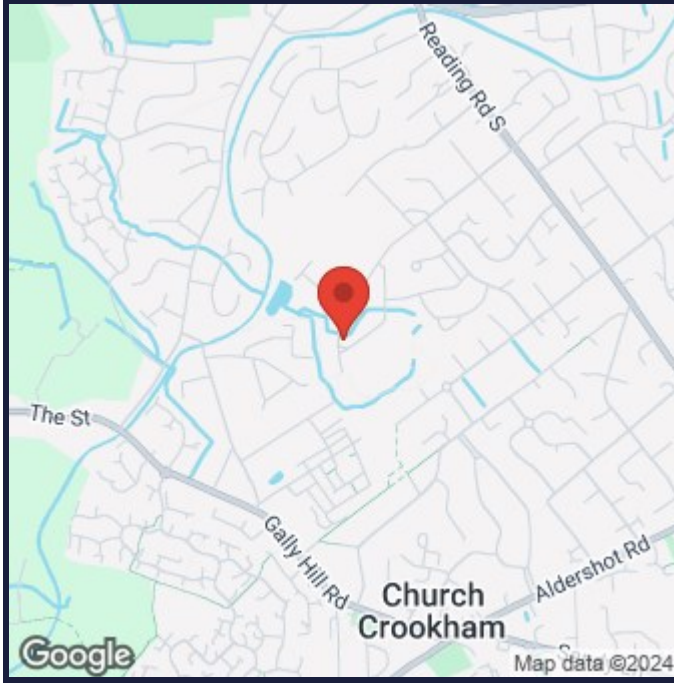




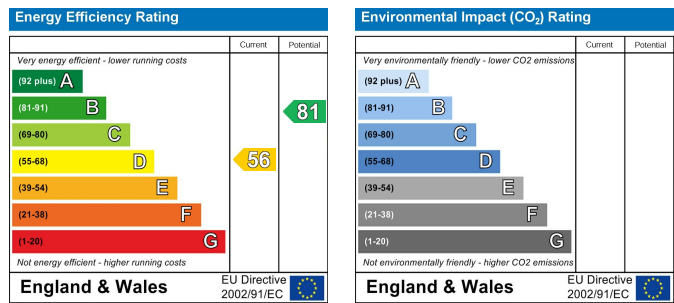
Floor Plans



Area Map



Energy Performance Graph



Council Tax Band: E

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

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