



**Selbon**

Residential sales & lettings

Kenilworth Road, Fleet,  
Hants, GU51 3AT

Guide price £625,000 Freehold



**01252 979300**

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



- Modern Detached Home
- Living Room
- 3 Bedrooms, En Suite To Bedroom 1
- Gas Radiator Heating & Double Glazed Windows
- Garage & Driveway
- Entrance Hall & Cloakroom
- Kitchen/Dining Room
- Family Bathroom
- Enclosed Rear Garden
- No Onward Chain

Selbon Estate Agents are delighted to offer this detached family home to the market, situated in the ever popular Pondtail of Fleet, within close proximity of Fleet pond.

The home has been modernised over the years, in our opinion to a high standard, to offer bright and spacious accommodation that would suit a young family, professional couple, as well as those looking to downsize to a move in ready, lock and go home.

Accessed via a driveway leading to a double glazed front door, which in turn leads to the entrance hall with stairs to the first floor landing and doors to all of the ground floor rooms.

There is a downstairs cloakroom with a modern white suite, a 20ft modern fitted kitchen/dining room with space for dining room table and chairs, a good range of storage units and work surface and a door to the rear garden.

The landing has a side aspect double glazed window, access to a boarded loft, an airing cupboard housing the hot water tank and doors to the bedrooms and bathroom. The main bedroom boasts an en suite with a shower and wash hand basin and the bathroom has a refitted modern white suite.

The property further benefits from gas central heating, double glazed windows, driveway parking, an attached single garage with light and power and a north westerly facing rear garden.

Pondtail is an ideal setting for those who are looking for easy access to the town centre and mainline railway station, for those who love the outdoors there is Velmead Woods and the Basingstoke canal a short distance away, Fleet pond is just round the corner, all offering wonderful walking, running and cycling routes.

There are excellent road links giving access to the M3 to London and Basingstoke, the A3 to Guildford with Farnham, Farnborough, Camberley, as well as popular villages Odiham, Crondall and Ewshot all a short drive away.

The property is offered with no onward chain, we recommend an early viewing to fully appreciate the home and to avoid disappointment.























