



**Selbon**

Residential sales & lettings

Courtmoor Avenue, Fleet,  
Hampshire, GU52 7UF

Offers in excess of £800,000 Freehold



**01252 979300**

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

- 4/5 Bedroom Detached Family Home
- 4 Reception Rooms & Conservatory
- 2 Bedrooms, En Suite & Bathroom (Grd Floor)
- 2 Bedrooms, En Suite & Walk In Cupboard (1st Fl)
- Scope To Extend (STPP)
- Spacious Entrance Hall & Cloakroom
- Refitted Kitchen, Utility Room & Rear Lobby
- 17ft Garage & Driveway Parking For Several Cars
- Rear Garden Circa 120ft
- No Onward Chain

Selbon Estate Agents are delighted to offer this deceptively spacious extended 4/5 bedroom detached family home to the market, conveniently located in the popular Courtmoor area of Fleet.

The current vendors purchased the home in 1998 and advise us that the property dates back to circa 1954 and was built by renowned local builders Herbert Poole.

Ideally suited for a family, those looking to acquire a future proofed home or require the option of separate accommodation for a young adult or elderly relative, the flexible layout including 4 to 6 bedrooms and three bathrooms, really set this home apart from other properties.

Accessed via the covered entrance with the front door giving access to the spacious hallway with doors to the lounge, dining room, kitchen, 4 bedrooms, a cloakroom and bathroom.

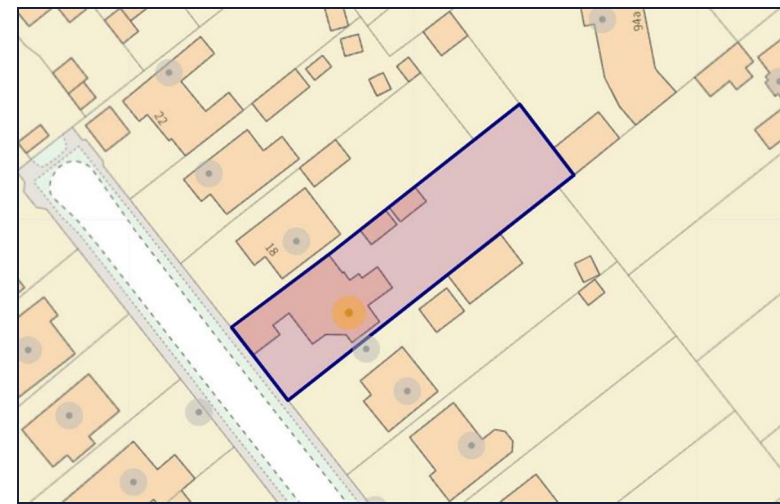
The 21ft lounge has a feature fireplace and a bay window over looking the rear garden, the 13ft dining room has a door leading to the 15ft conservatory, as well as double doors leading to the 13ft refitted kitchen, which in turn has access to the 7ft utility room and rear lobby. The ground floor accommodation further comprises 4 rooms (2 bedrooms, one with en suite & 2 reception rooms), a cloakroom and bathroom.

There is a staircase leading to the first floor landing with doors to the 15ft main bedroom (restricted head height) with a 10ft en suite bathroom, as well as a further bedroom with a large walk in storage cupboard.

The property further benefits from gas central heating, double glazed windows, a north easterly facing rear garden measuring circa 120ft with paved patio, extensive area of lawn and two large timber sheds, driveway parking for several cars and a 17ft x 16ft garage including a workshop area, with electric door.

Located in the catchment area for Heatherside & Courtmoor schools and within close proximity of Fleet town centre, main line railway station, as well as many walking and cycling routes.

Offered to the market with no onward chain.











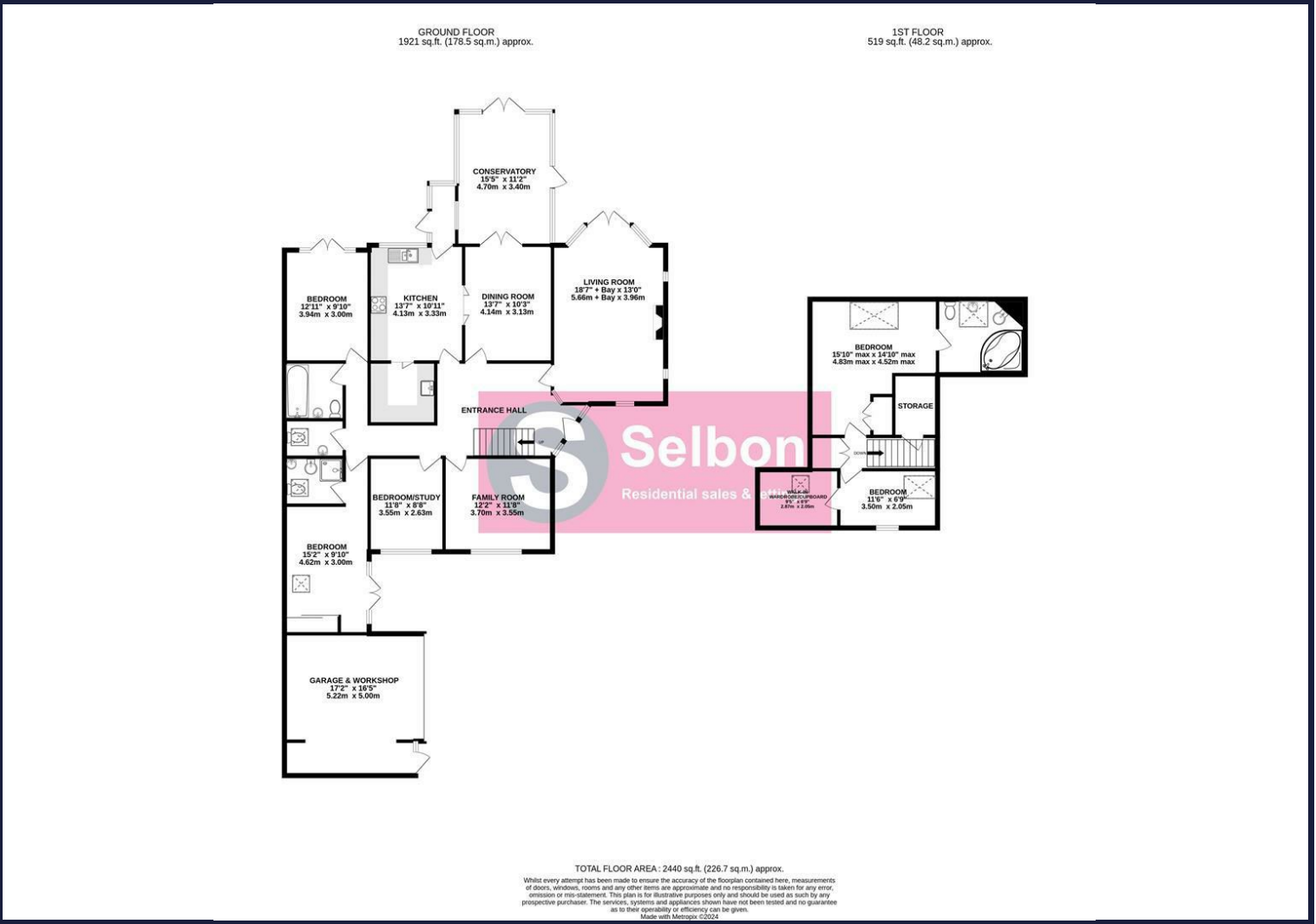




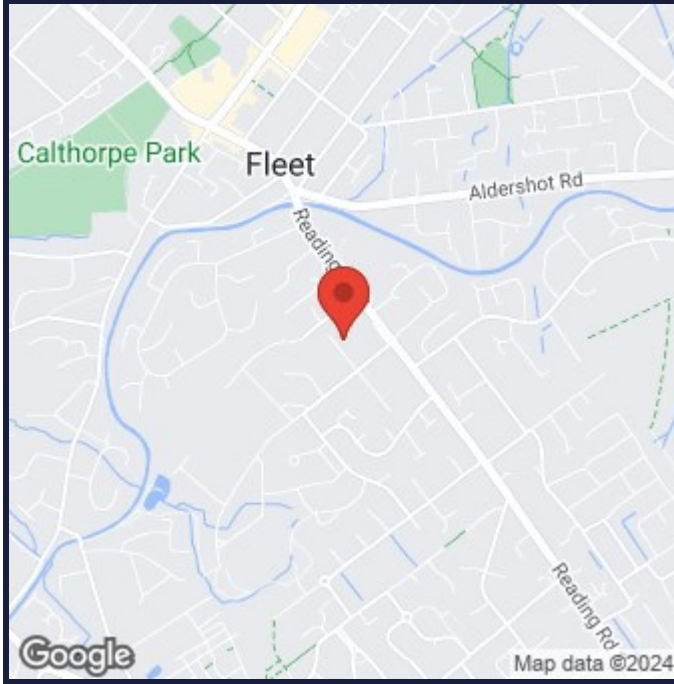




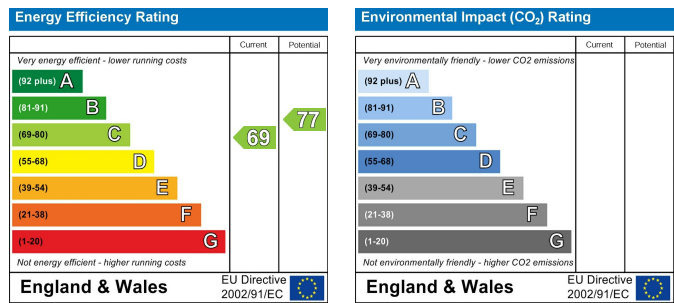
Floor Plans



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: E

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