



Selbon

Residential sales & lettings

The Croft, Fleet,
Hampshire, GU51 4EG

Offers over £350,000 Freehold



01252 979300
Selbonproperty.co.uk

- Three Bedroom Family Home
- Modernised and Re-Fitted
- Re-Fitted Kitchen
- Approx. 30ft. Rear Garden
- Close to Local Schools & Amenities
- Calthorpe Park Area
- Open Plan Living/Dining Room
- Re-Fitted Bathroom
- Gas Central Heating & Double Glazed Windows
- No Onward Chain

Selbon Estate Agents are delighted to offer to the market this three bedroom family home which has been updated and modernised by the current owner, situated on the popular Calthorpe Park development and fronting onto a peaceful green area, offering a high degree of privacy and superb location for raising a family,

In our opinion this fantastic home offers everything that a growing family could require, an ideal location with a walkway position, bright and spacious accommodation. The sunny west facing garden to the front features an area of lawn with a selection of fruit trees and is easily viewed from the large lounge window.

The current school catchment areas include: Tavistock Infant School, All Saints Ce (a) Junior School and Calthorpe Park Secondary School.

Accommodation includes; a lounge/dining room with exposed floor boards, front and rear aspect double glazed window, which allow an abundance of natural light to flow.

A separate re-fitted kitchen comprises; eye and base level units under a timber work surface. sink, built-in appliances include; oven, hob, extractor hood, dishwasher and fridge/freezer. The kitchen is further complimented by part tiled walls, tiled flooring, rear aspect double glazed window and door to the rear garden.

To the first floor there are three bedrooms and a re-fitted family bathroom. The bathroom comprises; panel enclosed bath with hand held shower attachment, pedestal hand wash basin, W.C. and rear aspect double glazed window.

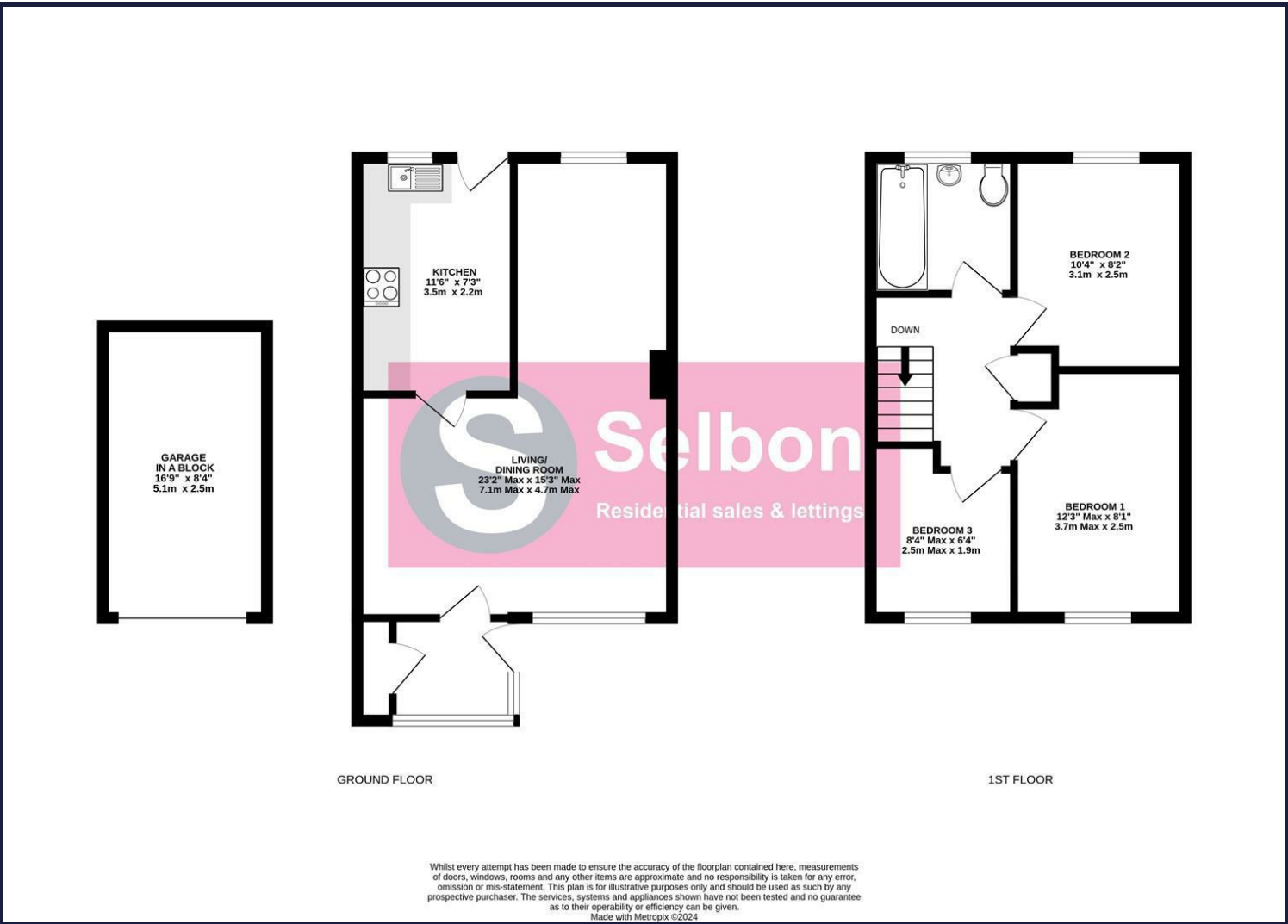
The Easterly facing rear garden measures approximately 30ft. in length. The garden is laid to patio and is enclosed by timber fencing. At the rear of the garden is a gate leading to the garage, with parking space in front of the garage and further on-street parking available nearby.

The property is situated in the popular Tavistock area of Fleet which is convenient for schools and close to the Hart Leisure centre and Edenbrook country park. Fleet has excellent commuter links by both road and rail.

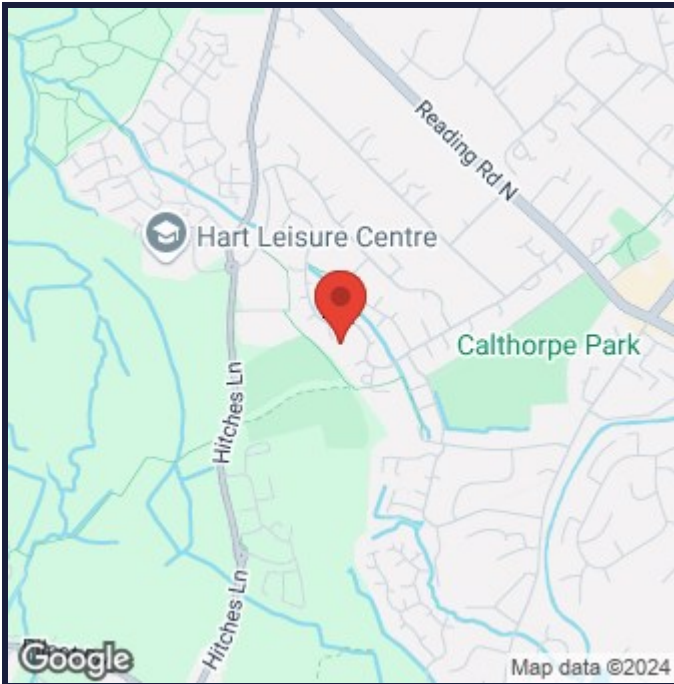




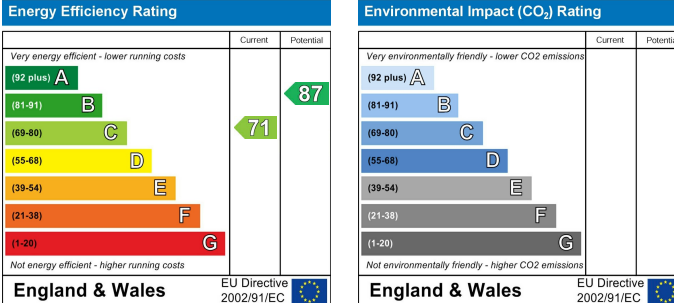
Floor Plans



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: D

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