



**Selbon**

Residential sales & lettings

Pondtail Gardens, Fleet,  
Hampshire, GU51 3JP

Guide price £435,000 Freehold



**01252 979300**  
Selbonproperty.co.uk

- Extended & Versatile Detached Bungalow
- 16ft. Kitchen
- Family Room/Bedroom
- Rear (25ft.) & Side (50ft.) Gardens
- Cul-De-Sac Location
- One Bedroom (Potential to Convert to Two Beds)
- Living Room & Dining Room
- Bedroom With Dressing Room
- Driveway Parking & Garage
- Close to Basingstoke Canal & Fleet Pond

Selbon Estate Agents are delighted to offer to the market this extended detached bungalow offering versatile accommodation, situated in a cul-de-sac location in the Pondtail area of Fleet.

The property currently offers one bedroom but with the scope to convert the family room into a second bedroom. There is also potential to extend into the loft space subject to usual planning permissions.

The current school catchment areas include: Fleet Infant school, Velmead Junior school and Calthorpe Secondary school. The property is located in the Pondtail area of Fleet close to Fleet Pond & Nature Reserve. Fleet mainline train station and Fleet town centre are both under 2 miles distant from the property.

The open plan accommodation includes; 13ft. living room which opens into the dining room, which in turns leads to a family room/bedroom with French doors to the rear garden. The kitchen measures 16ft. in length and is fitted with a range of eye and base level cupboard and drawer units with space for oven with extractor over, space and plumbing for washing machine and space for upright fridge/freezer.

The main bedroom features a dressing area and a bathroom with fitted white suite completes the internal living space.

A particular feature of the property is that it boasts two garden areas. One at the rear which measures approx. 25ft. in length (North orientation) and is predominately laid to lawn with an array of flowers and planting and patio area.

The side garden measures just under 50ft. in length (South-Easterly facing) and is also laid to lawn with evergreen borders and patio area located at the rear. Two large sheds (one per garden) offer fantastic storage (or potential to convert) both with power.

To the front is a shingle driveway providing off-street for several vehicles which leads to a garage with up and over door.

Fleet town centre (under 2 miles) offers comprehensive shopping and leisure facilities, a good selection of restaurants, bars and coffee shops.









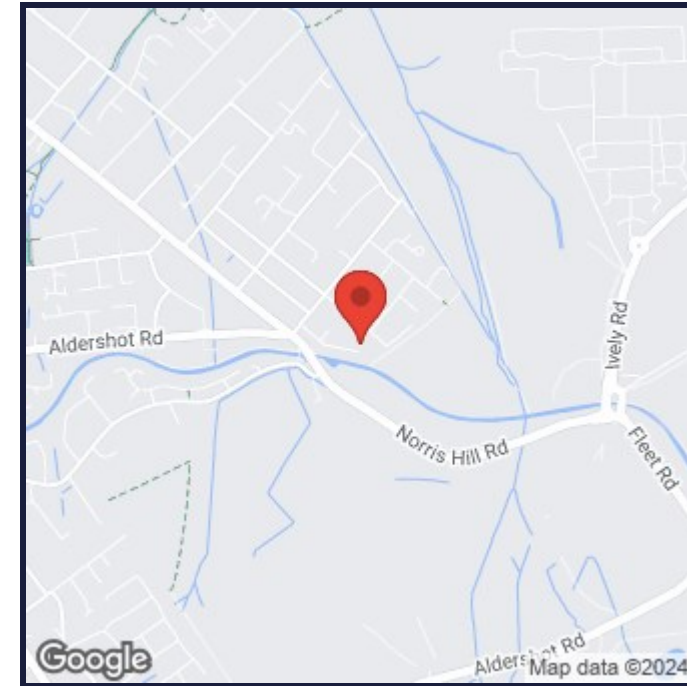
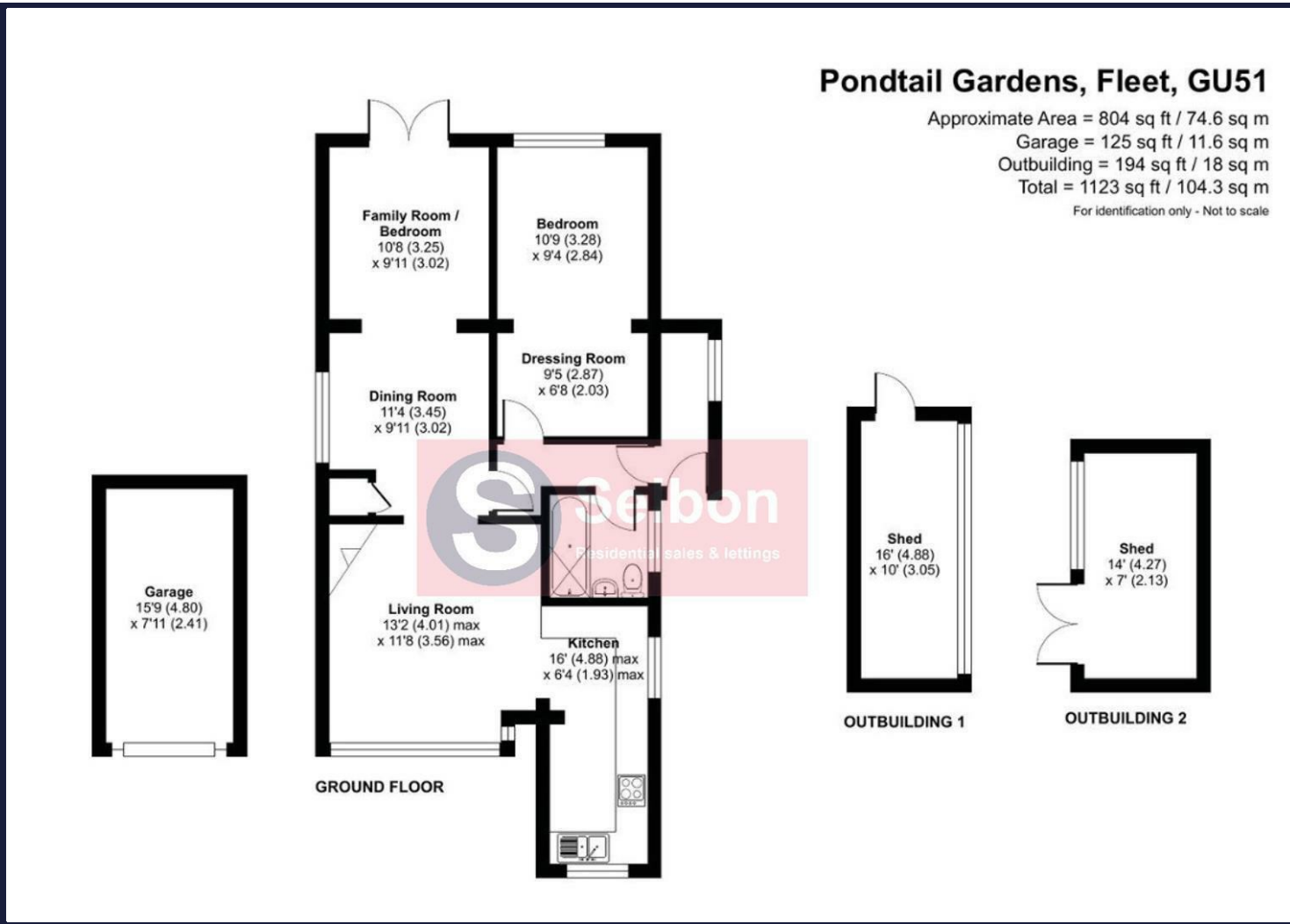




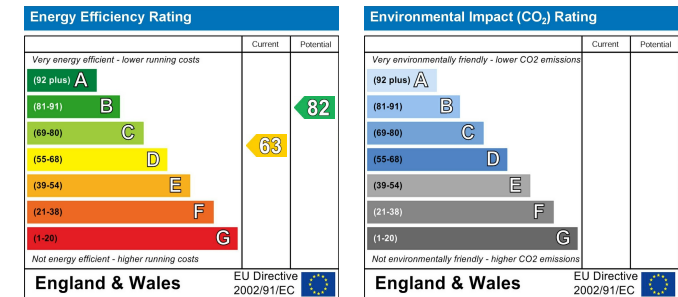








Energy Performance Graph



Viewing

Council Tax Band: D

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

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**Selbon Property Services Ltd**

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