



Selbon

Residential sales & lettings

Copse End, Fleet,
Hampshire, GU51 4EQ
Offers over £425,000 Freehold



01252 979300
Selbonproperty.co.uk

- Extended Family Home
- Re-Fitted Kitchen/Dining Room
- Downstairs Shower Room
- Enclosed Rear Garden
- Close to Local School & Amenities
- Three Bedrooms
- Living Room & Family Room
- Re-fitted Family Bathroom
- Garage in a Block
- Easy Access to Fleet Town Centre & Train Station

Selbon Estate Agents are delighted to offer to the market this well-presented three bedroom family home situated in the Calthorpe Park area of Fleet with good access to local schools and amenities.

The property has been extended to offer fantastic downstairs living accommodation and further benefits from a garage situated at the rear of the property.

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

From the front door you are welcomed into an entrance porch with door to shower room and door to living room. The living room boasts a feature fireplace and has stairs to the first floor. Of particular note is the stunning kitchen/dining room which opens into a family room with French doors to the garden.

The kitchen comprises; eye and base level cupboard and drawer units with built-in appliances including; gas hob with extractor over, oven, dishwasher, washing machine and fridge/freezer. The family room features a skylight, rear aspect window and French doors allowing an abundance of natural light to flow into the room.

To the first floor are three bedrooms (two with built-in wardrobes) and a re-fitted family bathroom.

Externally the rear garden is predominately laid to artificial lawn and enclosed by panel fencing. At the rear is a gate that leads to the garage in a block.

To the front there is an enclosed garden with a mixture of paving and artificial grass. The property fronts on to a lightly wooded area with pathway access leading to local schools and Everyone Active Hart Leisure centre.

A garage in a block can be found at the rear of the property with parking space in front and on-street parking available close by.

The property is situated in the popular Tavistock area of Fleet which is convenient for local schools, whilst enjoying easy access to the Hart Leisure centre and the 80 acre Edenbrook country park, offering excellent walking, running and cycling routes.







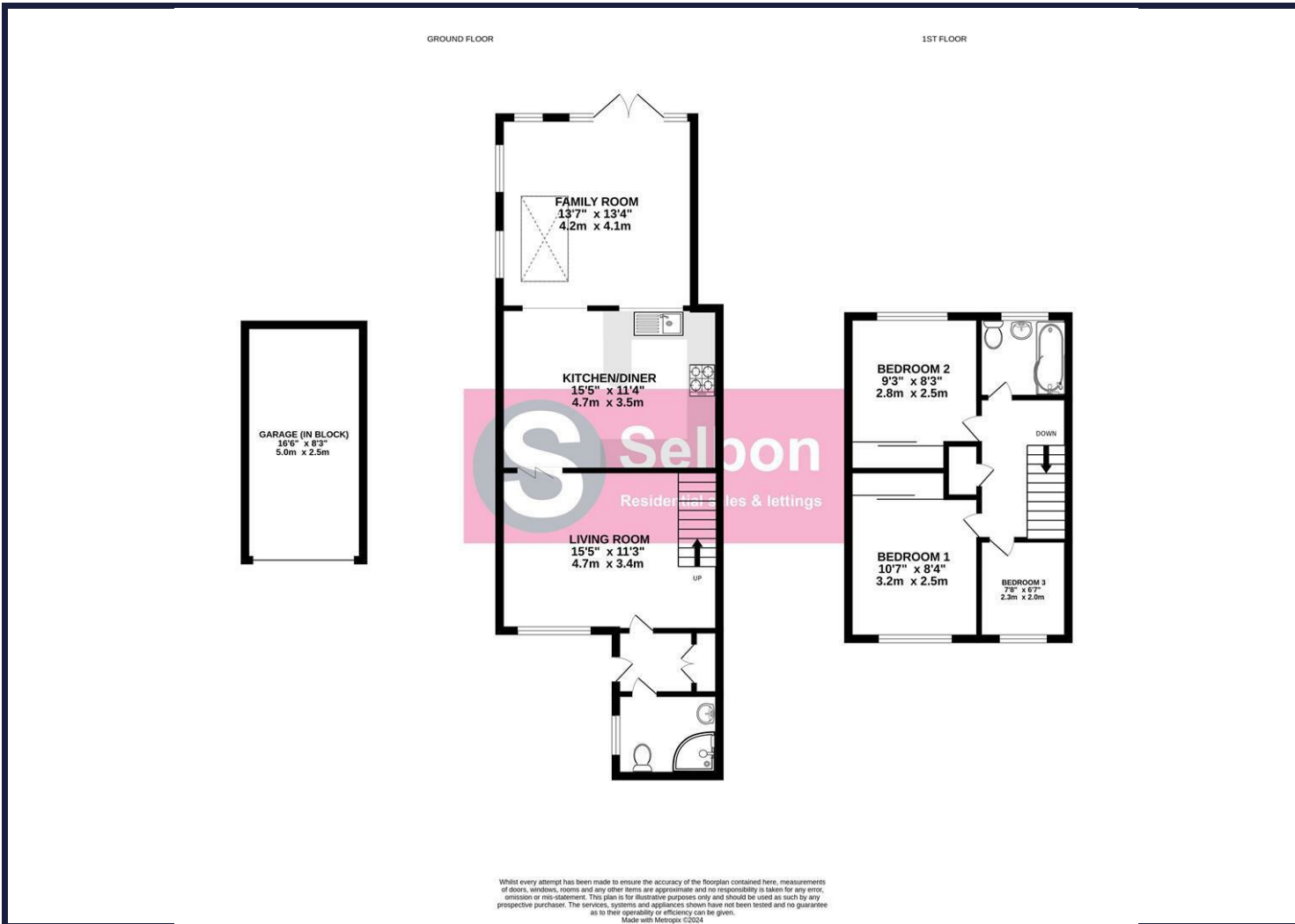




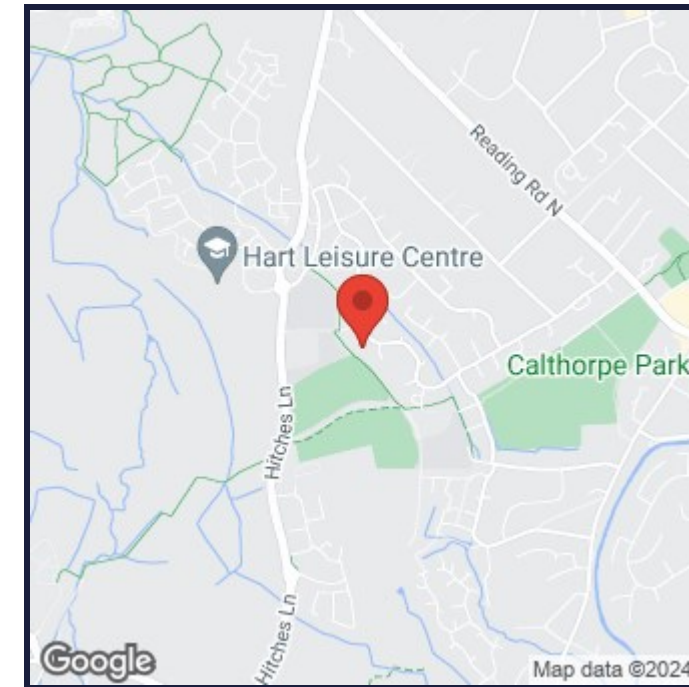




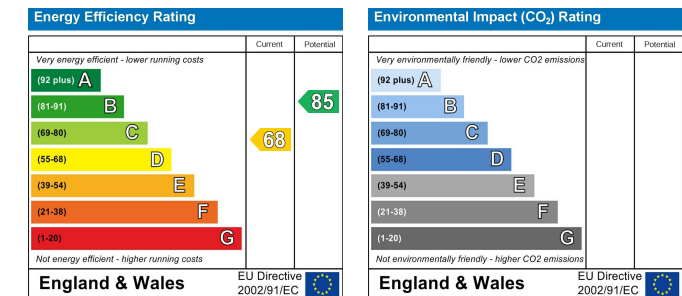
Floor Plans



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

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Council Tax Band: D

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