



Selbon

Residential sales & lettings

Aldershot Road, Fleet,
Hampshire, GU51 3GY

Offers in excess of £725,000 Freehold



01252 979300
Selbonproperty.co.uk

- Extended Detached Bungalow
- Entrance & Hallway
- 17ft Kitchen/Breakfast Room & Utility Room/Rear Lobby
- Driveway For Several Cars & Single Garage
- Generous Southerly Facing Wrap Around Garden
- Circa Quarter Of An Acre Plot
- 24ft Lounge & 17ft Conservatory
- 19ft Main Bedroom With En Suite
- 2 Further Bedrooms, Office/Bedroom 4 & Bathroom
- No Onward Chain & Must Be Viewed

Selbon Estate Agents are delighted to offer this deceptively spacious detached bungalow to the market, conveniently located close to local shops and schools.

In our opinion the circa quarter of an acre plot, is the centre piece of the home, meaning that the property is set back from the road, whilst offering a high degree of privacy with a wonderful wrap around garden offering a fantastic environment for entertaining.

The current owners purchased the home nearly 20 years ago and have thoughtfully extended and modernised the property over the years but there is excellent scope for further ground floor remodeling and extension, as well as potential to create a loft conversion (STPP).

Accessed via an extensive driveway, there is a gate leading to the front garden, where you will find the front door leading to an entrance hall with doors leading to all of the rooms, apart from the 17ft conservatory.

The accommodation comprises a 17ft 'L' shaped kitchen/breakfast room with access to a utility room/rear lobby, a 24 ft lounge with doors to the conservatory, a 19ft main bedroom with an en suite shower room, 2 further double bedrooms, an office/bedroom 4 and a 4 piece family bathroom.

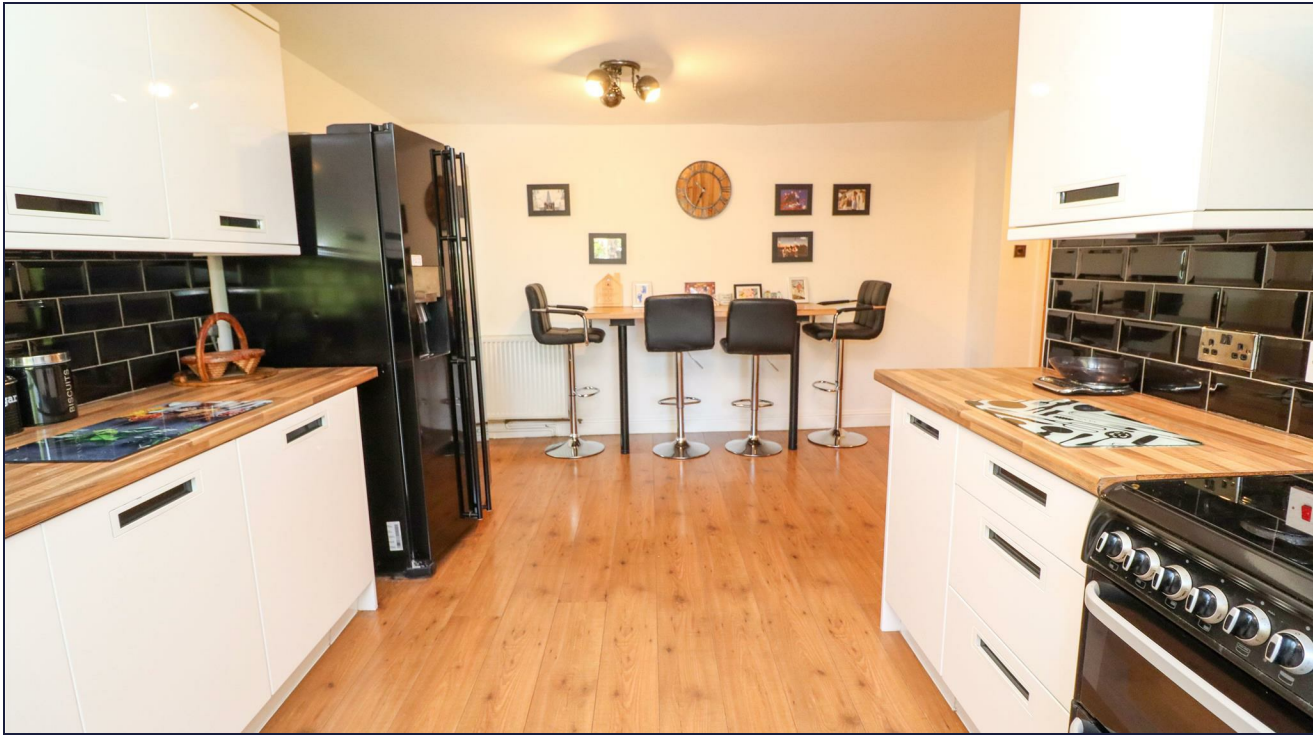
The property further benefits from gas central heating, double glazed windows, driveway parking for several vehicles, a single garage, generous south facing rear garden with several decked areas, extensive lawn and a summer house as well as gated access to the Basingstoke canal tow path.

Situated on the Basingstoke canal there is access to excellent walking, running and cycling routes including Velmead woods, Fleet pond and the property is within easy reach of Fleet town centre and Fleet mainline railway station. There are excellent road links giving access to London, Basingstoke, Farnborough, Farnham and Guildford.

Offered to the market with no onward chain, we highly recommend an early viewing to fully appreciate the unique nature of the home and to avoid disappointment.



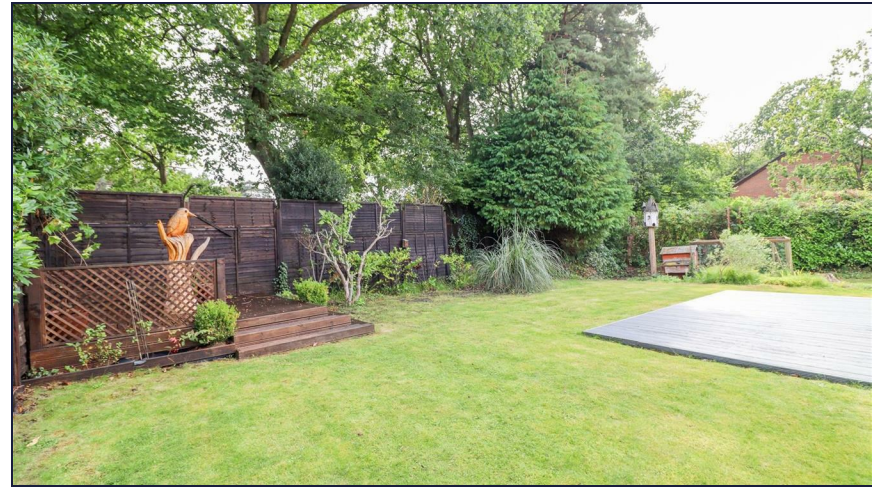








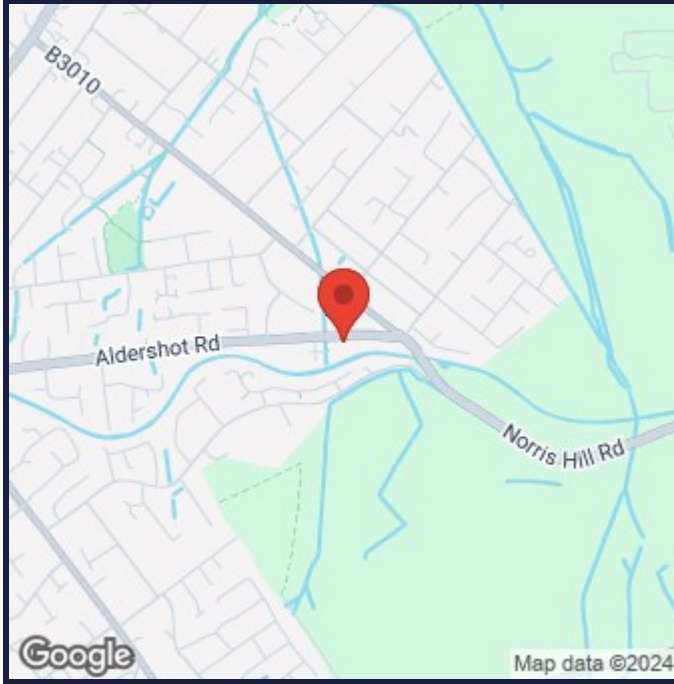
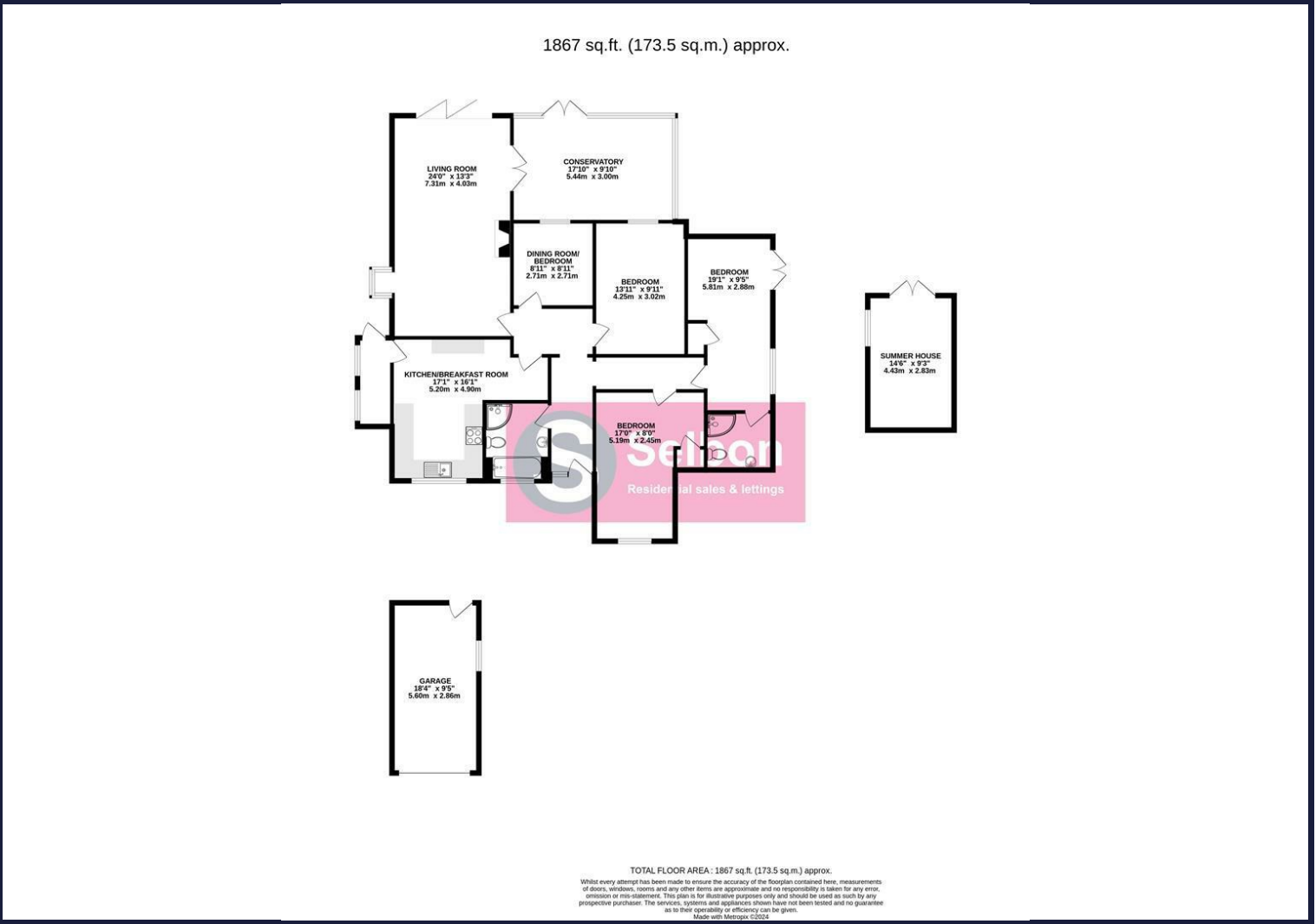




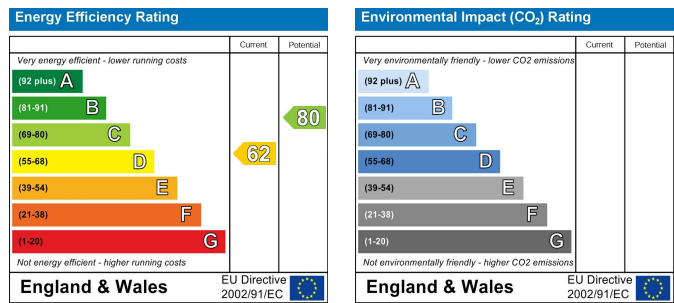


Floor Plans

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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