



**Selbon**

Residential sales & lettings

Cove Road, Fleet,  
Hampshire, GU51 2RN

Offers over £450,000 Freehold



**01252 979300**  
Selbonproperty.co.uk

- Detached Family Home
- Close to Fleet Mainline Train Station
- Living Room & Dining Room
- Approx. 45ft. Rear Garden
- Non-Estate Location
- Four Bedrooms
- Potential to Extend (S.T.P.P)
- Kitchen & Cloakroom
- Driveway Parking & Garage
- Close to Fleet Pond & Nature Reserve

Selbon Estate Agents are delighted to offer to the market this four bedroom detached family home, ideally located close to Fleet mainline train station (0.8 miles) and junction 4a of the M3 motorway (1.5 miles).

The current school catchment areas include: Fleet Infant school, Velmead Junior school and Calthorpe Secondary school.

There is scope to extend the property further subject to usual planning permissions.

On entering the property you are welcomed into a porch which in turn opens to a reception hallway with stairs to the first floor with storage cupboard below. The ground floor accommodation includes a 17ft. living room with feature fireplace, which opens to a dining room with doors to the rear garden.

The kitchen comprises; eye and base level cupboard and drawer units under a roll-top work surface. Inset sink with mixer tap, space for appliances including: oven (with extractor hood over), space and plumbing for washing machine and space for dishwasher. A door gives access to the side/rear garden. There is also a cloakroom to the ground floor.

To the first floor are four bedrooms and a family bathroom. Bedroom one has a dressing room (which could be converted into an en-suite).

The rear garden measures approximately 45ft. in length by 35ft. in width and is predominately laid to lawn and enclosed by evergreen borders. Immediately to the rear of the property is an area patio.

To the front is a further area of lawn. The driveway provides off-street parking for several vehicles which leads to a garage.

For those who love the outdoors there are a variety of places locally including: Fleet pond and nature reserve, Bramshot country park, Velmead Woods and the Basingstoke canal a short distance away, all offering wonderful walking, running and cycling routes.

Fleet town centre (1.5miles) offers shopping and leisure facilities, bars, restaurants, coffee shops, and health care services.





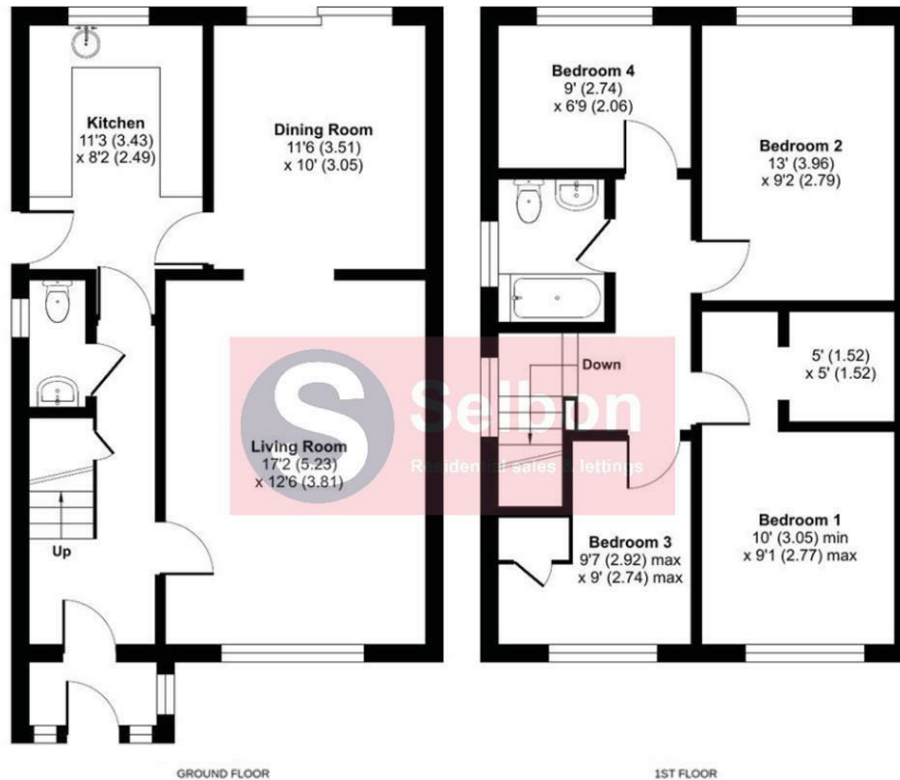








## Floor Plans



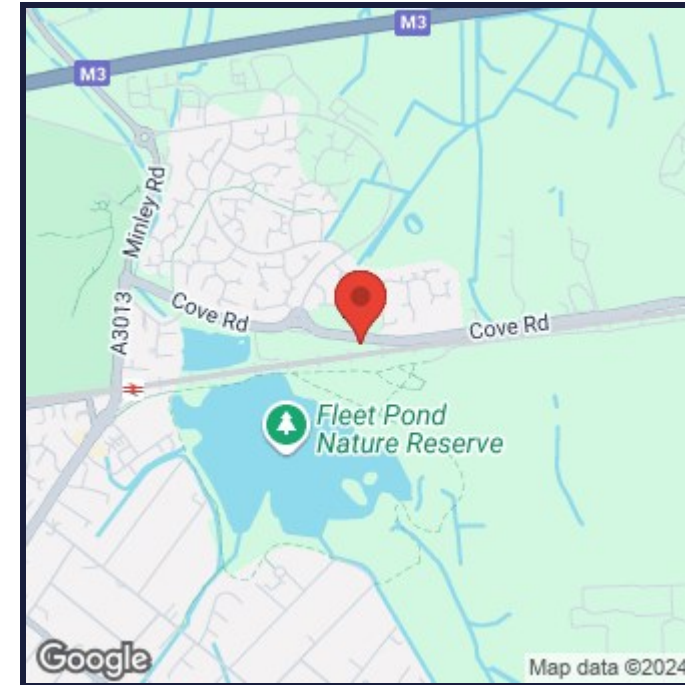
GROUND FLOOR

1ST FLOOR

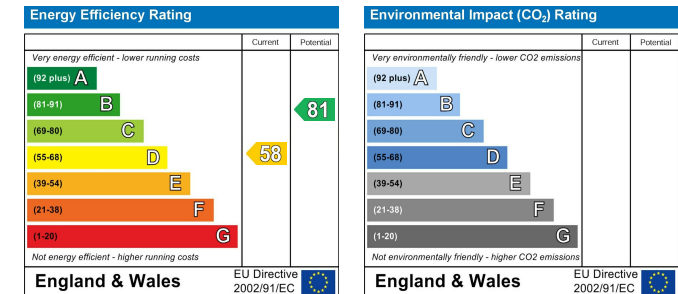
Approximate Area = 1111 sq ft / 103.2 sq m

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Area Map



## Energy Performance Graph



Council Tax Band: E

## Viewing

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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