



**Selbon**

Residential sales & lettings

Velmead Road, Fleet,  
Hampshire, GU52 7LS

Offers over £800,000 Freehold



**01252 979300**

[Selbonproperty.co.uk](http://Selbonproperty.co.uk)



- Extended & Completely Refurbished
- Stunning Kitchen/Breakfast Room
- Approaching 1/3 Acre Overall Plot
- Close to Local Schools & Amenities
- Approx. 1 Mile Distant From Fleet High Street
- Four Generous Bedrooms
- Family Bathroom & Two En-Suites
- Enclosed Rear Garden With Garden Room
- Gated Driveway With Ample Parking
- Detached Family Home With Versatile Accommodation

Selbon Estate Agents are delighted to offer to the market this extended family home which has been completely refurbished by the current owners to a high specification, situated in this non-estate location close to local schools.

The property offers a perfect blend of modern living and spacious accommodation. With four generously sized bedrooms, three well-appointed bathrooms, living room and a play room/bed 4, this property is ideal for families seeking comfort and style.

The heart of the home is undoubtedly the impressive kitchen/breakfast room with bi-folding doors to the rear garden allowing an abundance of natural light to flow into the room. The kitchen designed to meet the demands of contemporary living with a bespoke range of eye and base level cupboard and drawer units, integrated appliances and central island. This stunning space is not only functional but also a delightful area for family gatherings and culinary adventures.

The vast and expansive layout of the house ensures that every corner is utilised to its fullest potential, making it a perfect sanctuary for modern-day living. The high specification finishes throughout the property reflect a commitment to quality and attention to detail, creating an inviting atmosphere that is both stylish and practical.

The property boasts a generous plot measuring just under 1/3 of an acre. The rear garden benefits from a garden room with power and light. The garden is laid to lawn with large patio area ideal for entertaining.

To the front is an expansive driveway providing off street parking for several vehicles which is accessed via electric gates.

The property is conveniently located for , Fleet Infants, Velmead Junior school and Courtmoor Secondary school. Fleet town centre is a short distance away as well as Velmead woods. Fleet mainline train station is approximately 1.7 miles distant with trains to London Waterloo in around 40 minutes.





























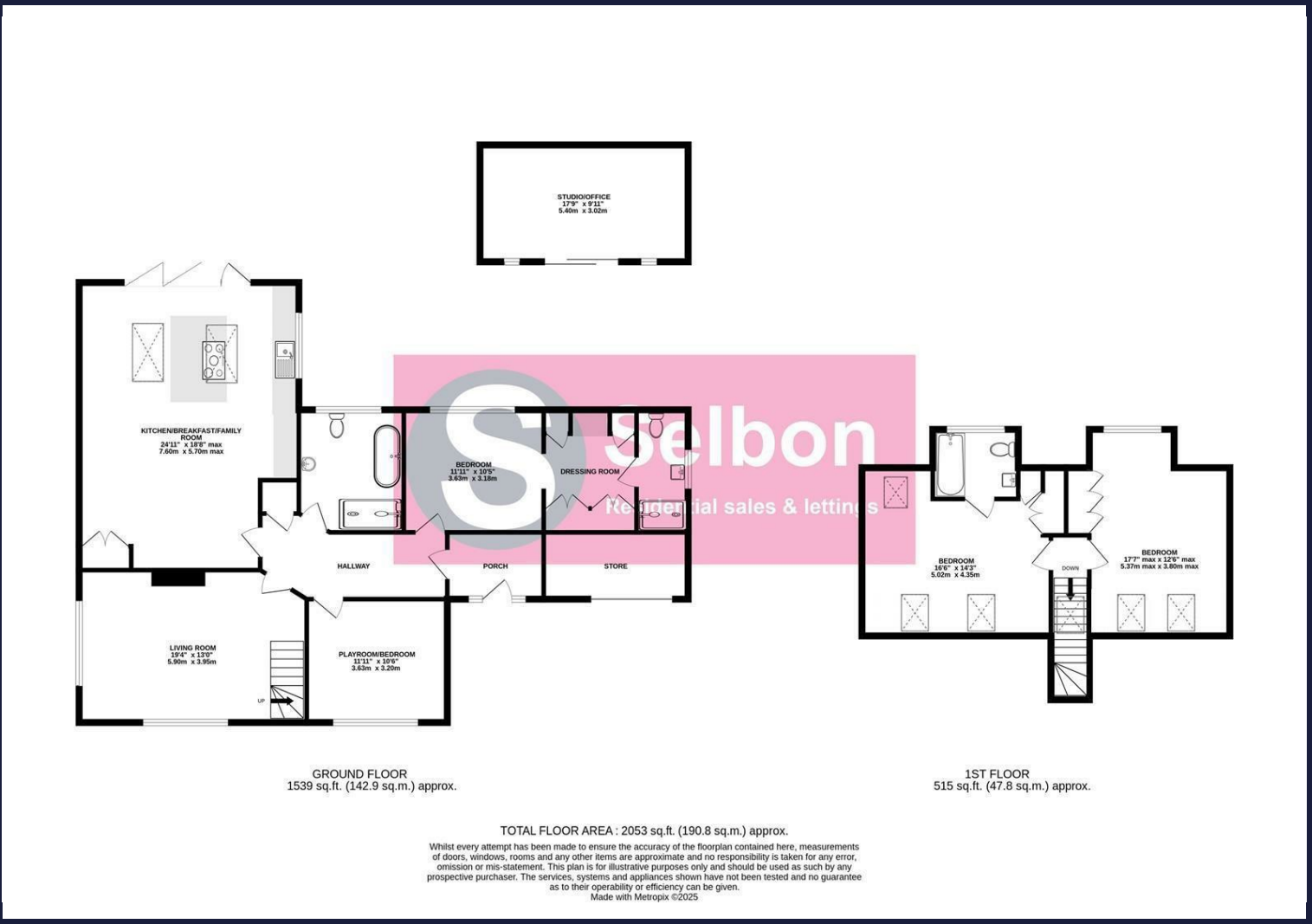




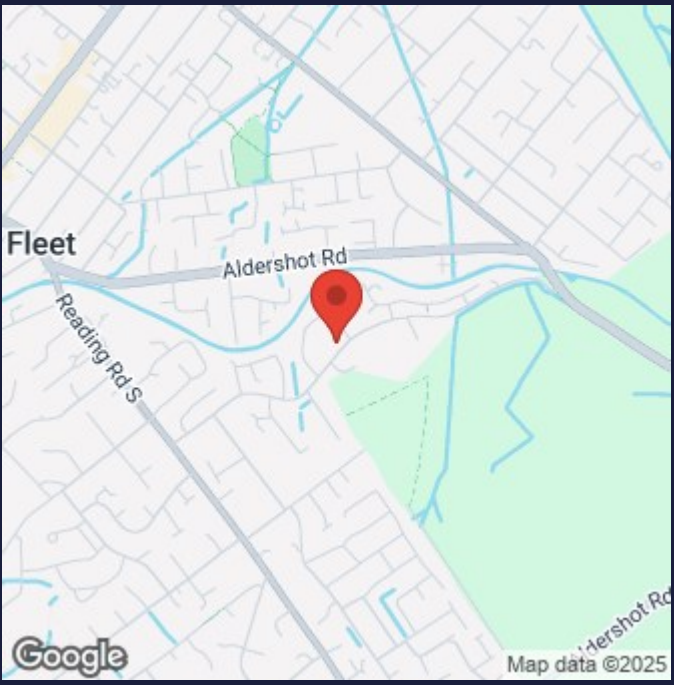




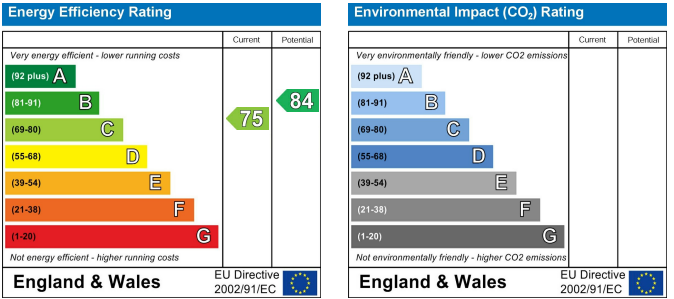
Floor Plans



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

We give notice that these particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR). They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Selbon has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.