



**Selbon**

Residential sales & lettings

Tavistock Road, Fleet,  
Hampshire, GU51 4EH  
Offers over £675,000 Freehold



**01252 979300**  
Selbonproperty.co.uk

- Detached Family Home
- Cul-De-Sac Location
- Living/Dining Room
- Kitchen & Conservatory
- Driveway Parking & Garage
- Mature Plot Approaching 0.3 Of An acre
- Four Bedrooms
- Family Room/Study
- Potential to Extend (S.T.P.P)
- Close to Local Schools & Amenities

Selbon Estate Agents are delighted to offer to the market for the first time in almost 30 years this four bedroom detached family home, occupying a mature plot approaching 0.3 of an acre.

The property is situated in the Calthorpe Park area of Fleet, nestled in a cul-de-sac location close to local schools and Fleet high street. The current school catchment areas include: Tavistock Infant School, All Saints Ce (a) Junior School and Calthorpe Park Secondary School.

On entering the property you are welcomed into a reception hallway with stairs leading to the first floor. The principle accommodation includes; living room, dining room, kitchen, conservatory and a cloakroom to the ground floor.

The kitchen comprises; eye and base level cupboard and drawer units under a roll top work surface. inset sink with mixer tap, built-in appliances include: oven, hob and extractor fan. Space for appliances. Door leads to a covered outdoor utility area with access to the garden and door to the front of the property.

To the first floor are four double bedrooms and a family bathroom. The bathroom features a three piece suite including; panel enclosed bath with shower over, low level W.C. and hand wash basin.

A particular feature is the mature rear garden which measures approximately 120ft. in width by 40ft. in depth. The garden is predominately laid to lawn with an abundance of evergreen shrubs and trees.

To the front is an area of lawn, driveway parking for several vehicles which leads to a garage with up and over door.

The property has scope to extend subject to usual planning permissions and is an ideal family home given its location.

For those who love the outdoors there are ample places to enjoy including; The Basingstoke Canal, Fleet Pond & Nature Reserve, Velmead Woods and Caesars Camp to name a few.

Heathrow Airport is about 26 miles and Farnborough Airport is about 4 miles distant. Private aircraft facilities are also available at Blackbushe Airport (about 5 miles).









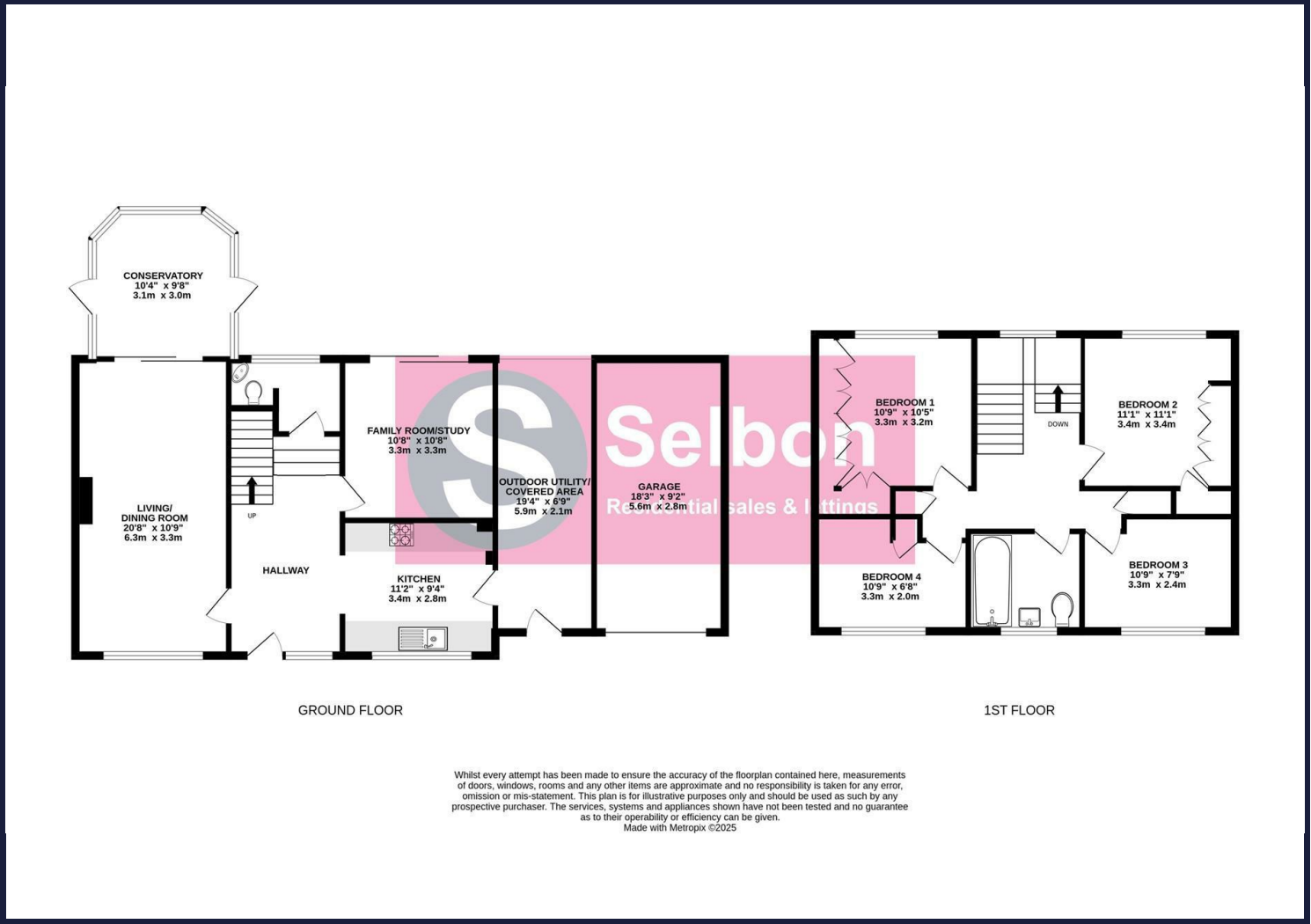




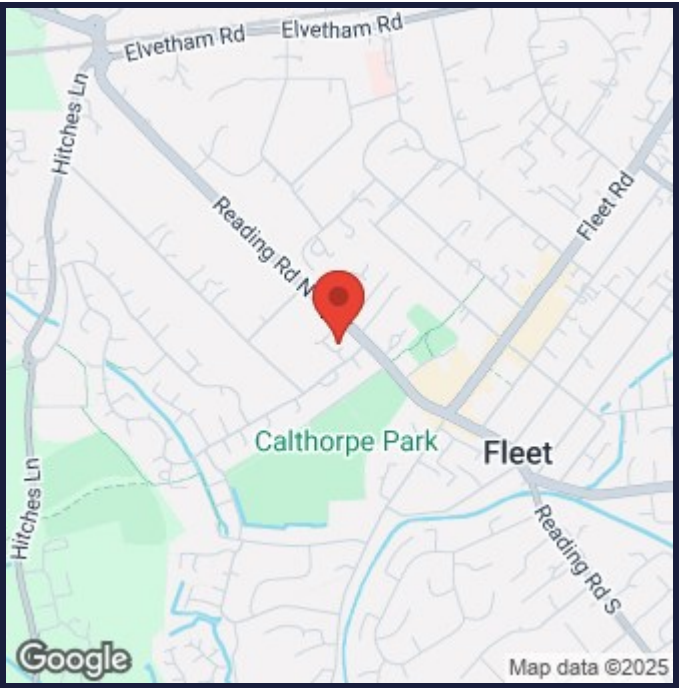




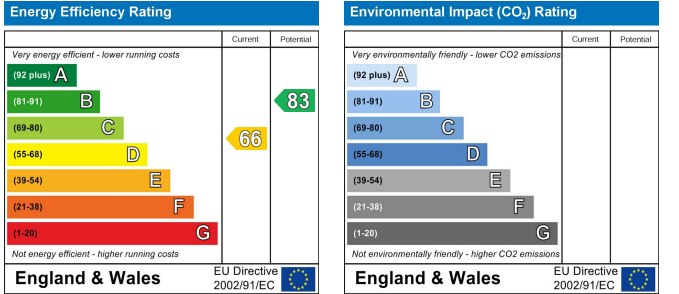
Floor Plans



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: F

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