



Selbon

Residential sales & lettings

Basingbourne Road, Fleet,
Hampshire, GU52 6TQ
Guide price £450,000 Freehold

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01252 979300
Selbonproperty.co.uk

- Semi-Detached Family Home
- 17ft. Kitchen/Breakfast Room
- Entrance Hallway & Cloakroom
- Enclosed Rear Garden Backing Onto Woodland
- Close to Basingbourne Park & Amenities
- Three Bedrooms
- Living/Dining Room
- En-Suite Shower Room & Family Bathroom
- Driveway Parking & Garage (Converted)
- Courtmoor Catchment Area

Selbon Estate Agents are delighted to offer to the market this three bedroom semi-detached family home, ideally situated in this non-estate location in Fleet. The property was built circa 2000 and offers fantastic living accommodation as well as backing onto Basingbourne woods.

The current school catchment area includes: Heatherside Infant & Junior schools as well as Courtmoor Secondary school.

On entering the property you are welcomed into a reception hallway with stairs to the first floor and cloakroom. The kitchen/breakfast room measures 16ft. in length with front aspect bay window. 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 with extractor over and dishwasher. Space and plumbing for washing machine and upright fridge/freezer. The generous living/dining room has French doors to the rear garden and a storage cupboard.

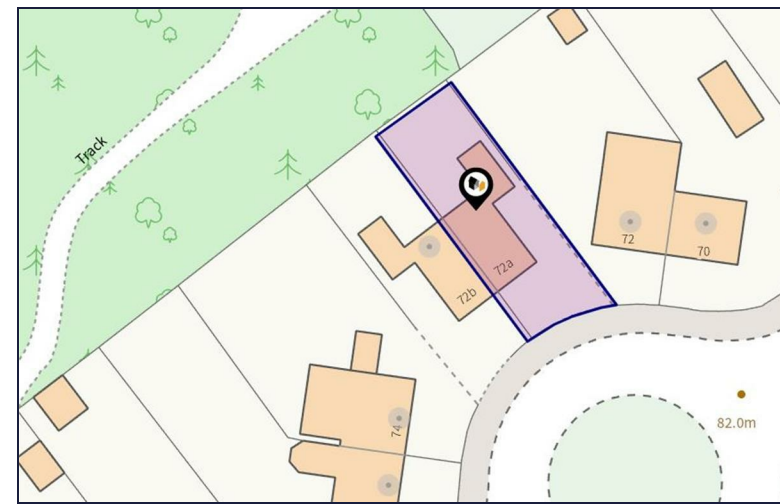
To the first floor are three bedrooms (all with built-in wardrobes) and a family bathroom. Bedroom one benefits from an en-suite shower room.

Externally the well-stocked rear garden is predominately laid to lawn with mature evergreen borders. Immediately to the rear of the property is a patio area and gate leads to the front.

To the front is a further area of lawn with planting. The driveway provides off-street parking for several vehicles which leads to a garage. The garage has been converted into a garden room/studio but the original garage door is still in situ, should you wish to convert the room back to a garage.

The property is located close to local amenities at The Verne parade and Basingbourne Park is a stones throw away from the property.

Fleet town centre is a short drive with an array of shops, bars and restaurants, Fleet mainline railway station and access to the M3 are a short drive away and there is easy access to walking, running and cycling routes.







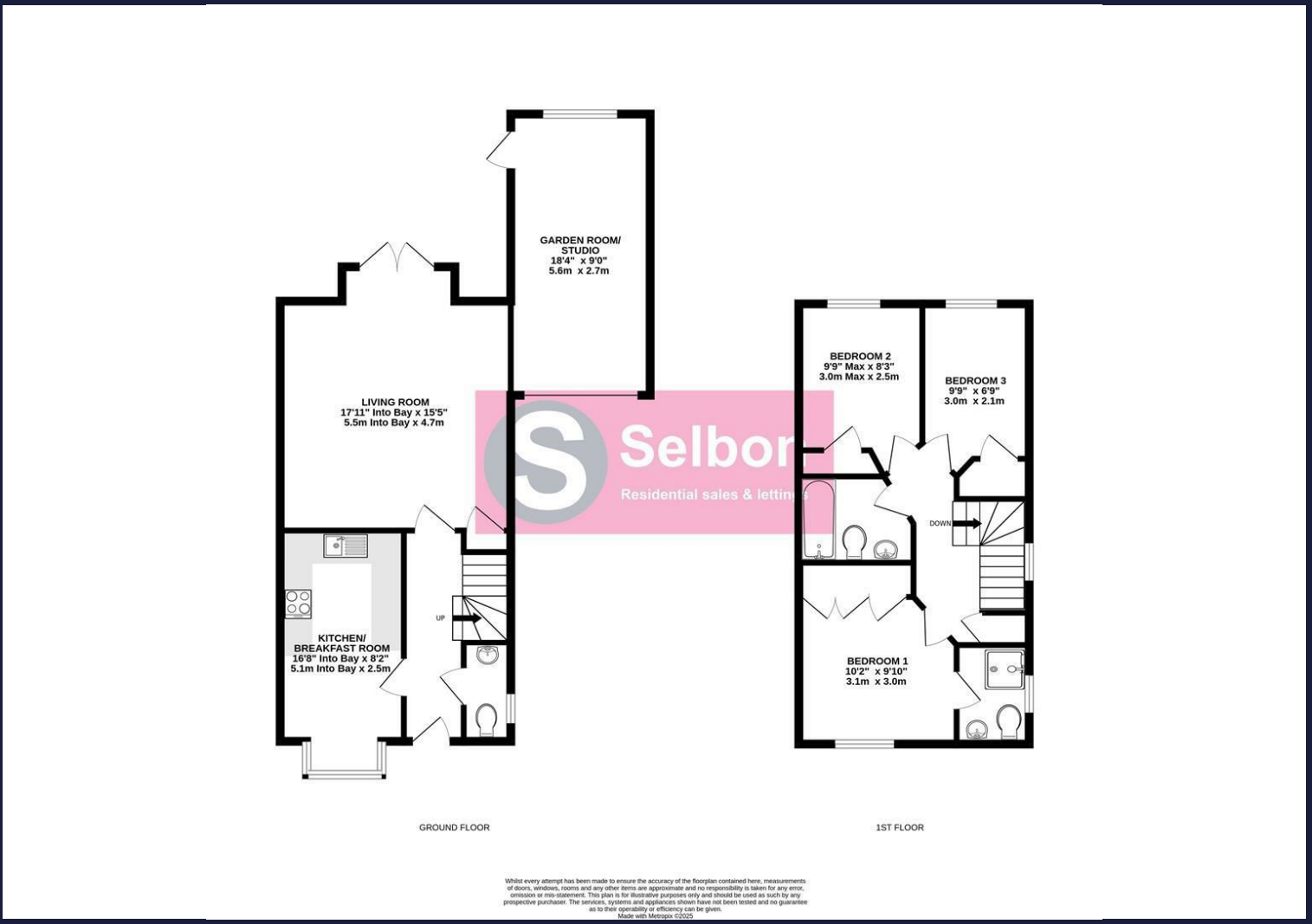








Floor Plans



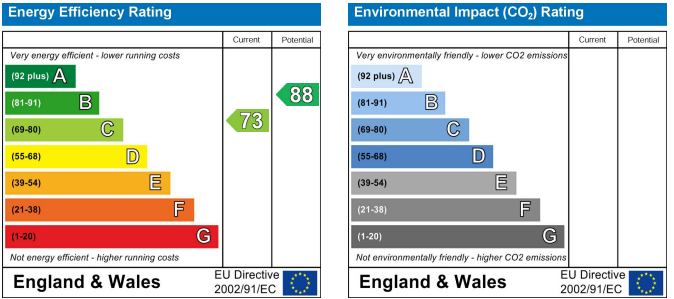
Viewing

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

Area Map



Energy Performance Graph



Council Tax Band: D

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