



Selbon

Residential sales & lettings

Kevins Grove, Fleet,
Hampshire, GU51 3LJ
Offers over £850,000 Freehold

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01252 979300
Selbonproperty.co.uk

- Four/Five Bedroom Detached Family Home
- Extended & Re-Modelled
- Three Bathrooms
- Driveway Parking & Garage
- Pondtail Area of Fleet
- Versatile Living Accommodation
- Kitchen, 23ft. Living Room & Dining Room
- Cul-De-Sac Location
- Enclosed Rear Garden
- Close to Fleet Town & Train Station

Selbon Estate Agents are delighted to offer to the market this attractive four/five bedroom extended and re-modelled detached house, situated in a cul-de-sac location within the Pondtail area of Fleet.

The ground floor accommodation include; 23ft. living room with, bay window and French doors (which open to the garden), dining room with French doors to garden, two front aspect rooms which are currently used as bedrooms but could be utilised as additional reception rooms.

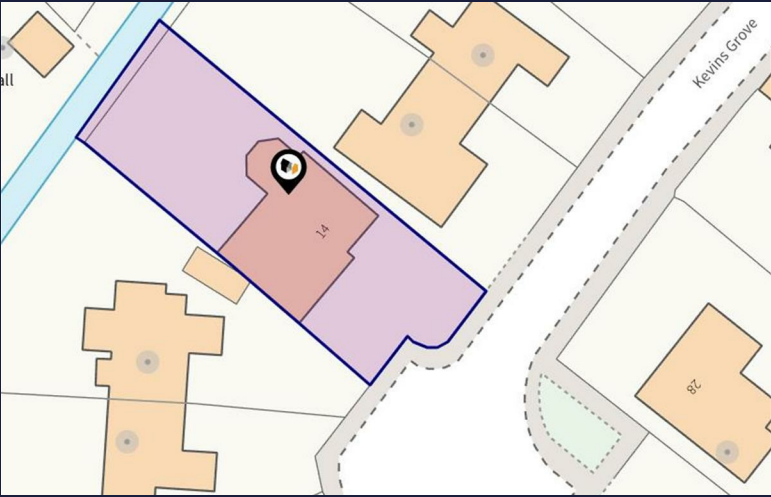
The kitchen is accessed off the dining room (currently used as a family room) and is fitted with a comprehensive range of eye and base level cupboard and drawer units, breakfast bar, oven, hob, extractor fan, fridge and freezer. There is also a skylight window, further windows to the rear and a door to the garden, all of which make the room light and airy. A courtesy door from the kitchen gives access to the garage.

On the first floor are three bedrooms and a re-fitted shower room. The main bedroom is fitted with a bespoke range of fitted wardrobes/storage and once again benefits from skylight windows. There is additional storage in the large bay area. The main bedroom also has a beautifully re-fitted bathroom with a roll top bath, separate shower cubicle, W.C. and wash hand basin.

The front of the property is enclosed with a brick wall and double gates giving access to the driveway, front garden and garage.

The enclosed rear garden offers a good degree of privacy and has a patio extending the full width of the house with the remainder laid to lawn with hedging and mature trees. There is also a brick build shed and a greenhouse.

The current school catchment areas include: Fleet Infant school, Velmead Junior school and Calthorpe Secondary school. The location of the property is fantastic for those who like outdoor space with Fleet Pond and Nature reserve within close proximity, There is also convenient access to the train station, town centre and the M3 motorway.











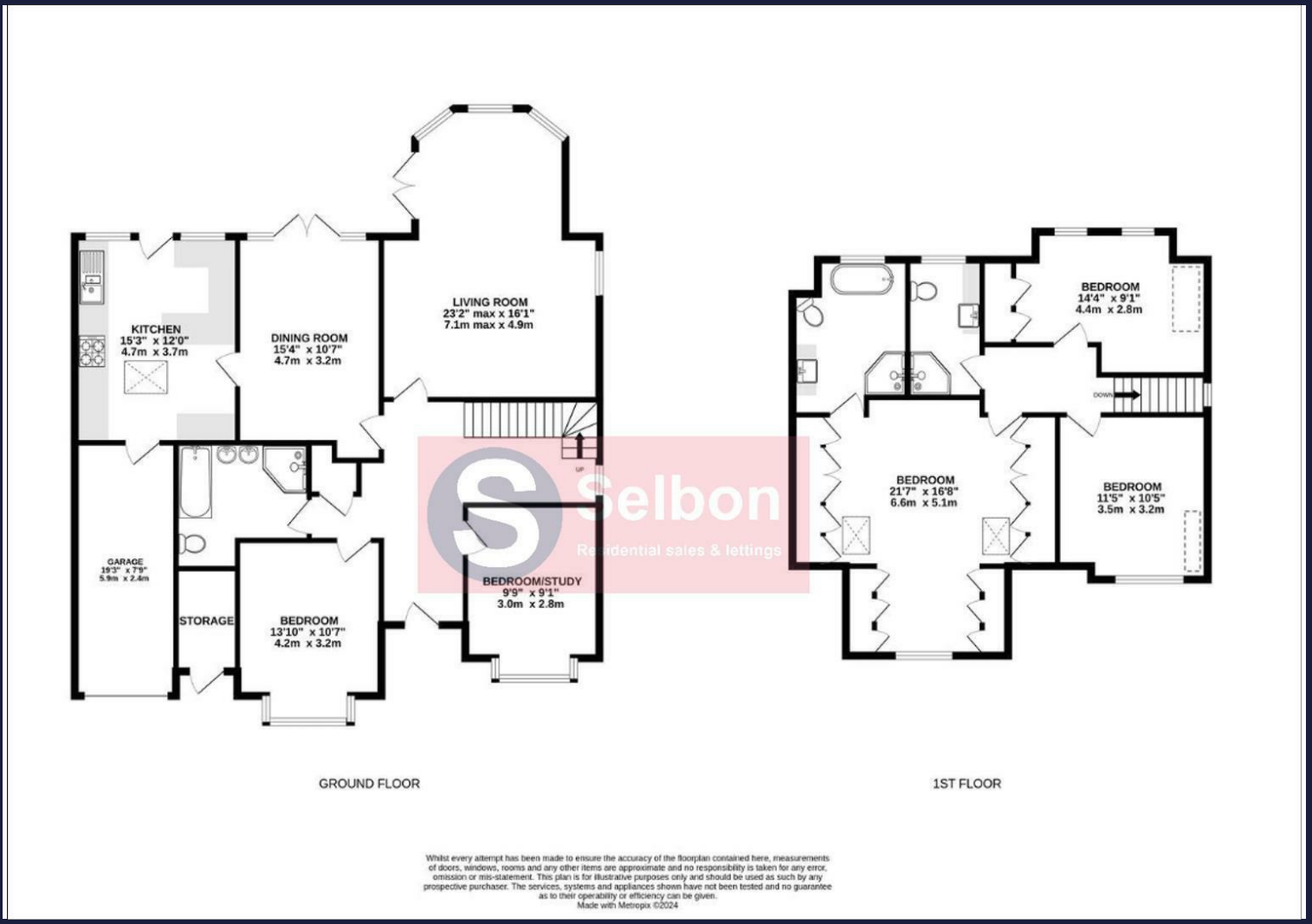








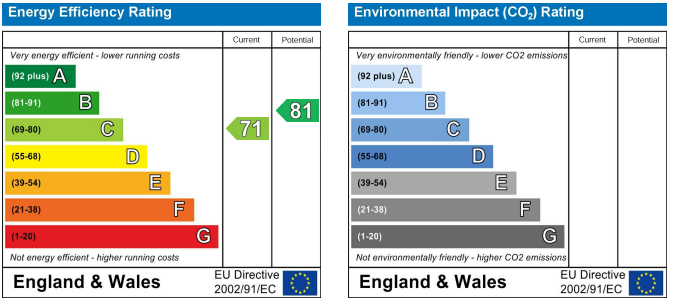
Floor Plans



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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