



Selbon

Residential sales & lettings

Kingsley Square, Fleet,
Hampshire, GU51 1AH
Guide price £475,000 Freehold

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Selbonproperty.co.uk

- 3/4 Bedroom Storey Townhouse
- 2 Reception Rooms/Bedrooms (Ground Floor)
- Main Bedroom & En Suite (2nd Floor)
- Gas Radiator Heating & Double Glazed Windows
- Driveway Parking For 1 car
- Entrance Hall, Cloakroom & Utility Room (Ground Floor)
- Lounge/Dining Room & Kitchen/Breakfast Room (1st Floor)
- Bedroom 2 & Family Bathroom (2nd Floor)
- Enclosed Rear Garden
- Elvetham Heath Location

Selbon Estate Agents are delighted to offer this modern townhouse to the market, situated on the ever popular Elvetham Heath development, within close proximity of local shops, schools and a nature reserve.

The property has been remodeled with the conversion of the integral garage, creating another bedroom or reception room, the home offers spacious and flexible living accommodation, suitable for modern day life.

The accommodation is set over three floors, accessed via the front door, you enter the entrance hall which has stairs to the first floor landing and doors leading to a cloakroom, a utility room with a door to the rear garden and 2 further reception rooms/bedrooms (one of the rooms was created by converting the garage). With the set up of the ground floor, it could be fashioned as an ideal living area or work space.

The first floor landing has stairs leading to the second floor landing and has doors leading to a 20ft lounge/dining room and a 13ft refitted kitchen/breakfast room with ample work surfaces, storage units, some integrated appliances and space for table and chairs.

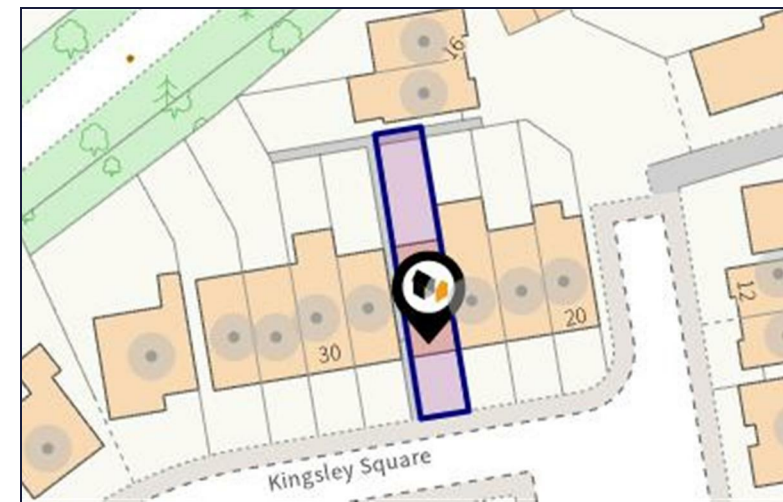
The second floor landing has doors leading to the main bedroom which measures 17ft and has built-in wardrobes and an en suite shower room, bedroom 2 has built-in wardrobes and there is a family bathroom with a white suite.

Further benefits include gas radiator heating, double glazed windows, an enclosed rear garden and driveway parking for 1 car. We are advised there are extra parking spaces in Kingsley Square.

Elvetham Heath offers a Morrison's supermarket, pub, church, school, a local nature reserve offering pleasant walking and cycle routes, as well as open playing fields and children's park, all within close proximity, of the home.

Fleet town centre with an array of shops, pubs and restaurants, Fleet mainline railway station (Waterloo line) and the M3, A30 & A3 are all easily accessible.

We would highly recommend a viewing to fully appreciate the home and avoid disappointment.









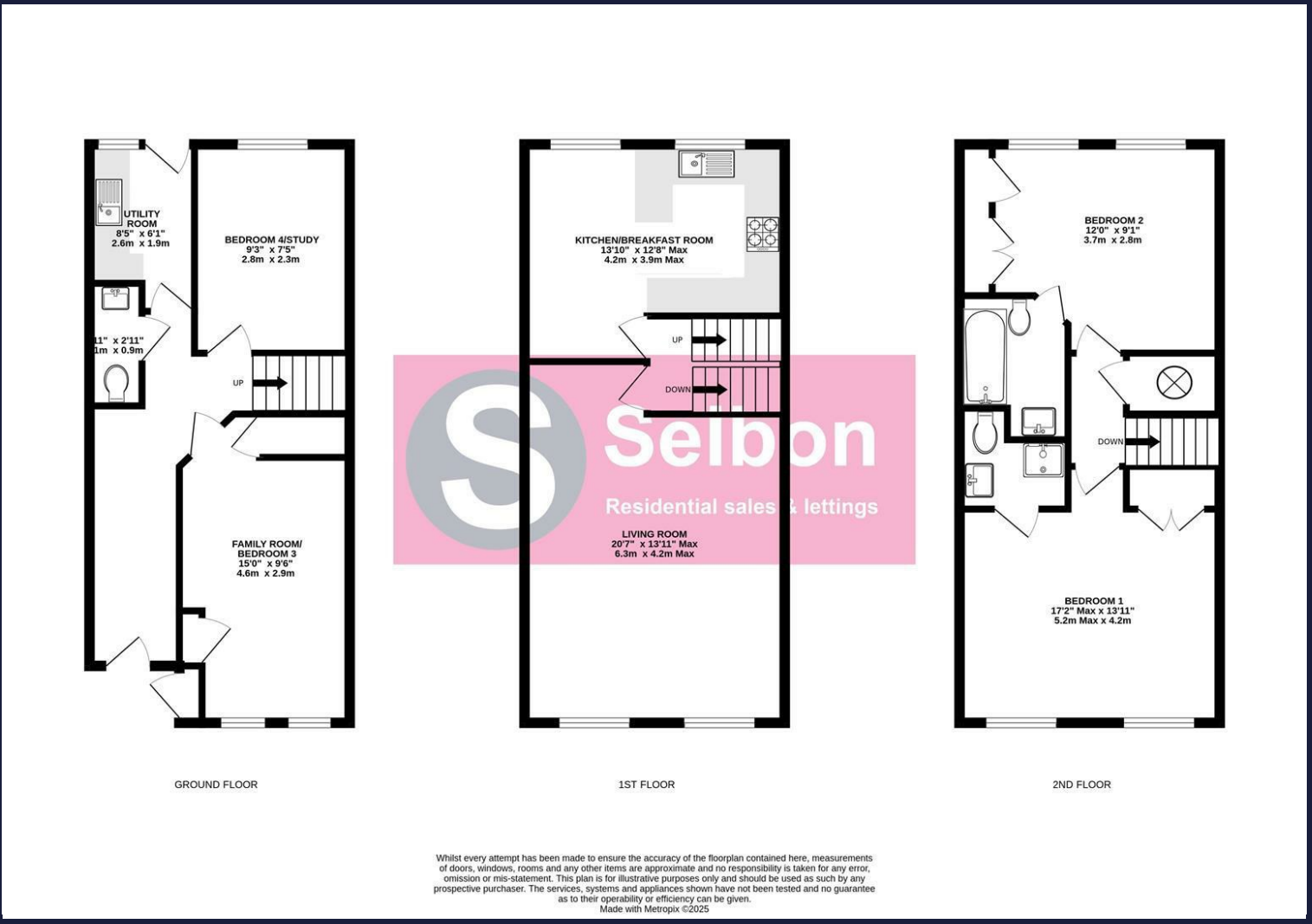








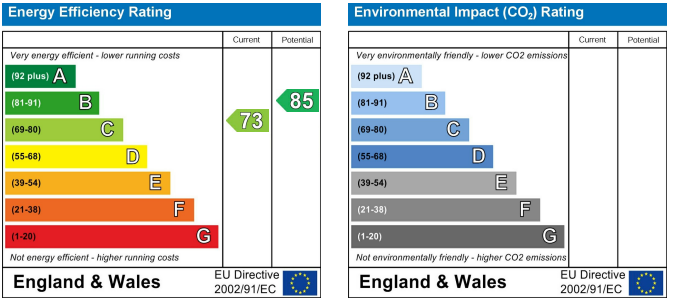
Floor Plans



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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