



Selbon

Residential sales & lettings

Magnolia Way, Fleet,
Hampshire, GU52 7JZ

Guide price £625,000 Freehold



01252 979300

Selbonproperty.co.uk

- Extended Detached Family Home
- Lounge & Conservatory/Dining Room
- Four Bedrooms & Family Bathroom
- South-Westerly Facing Rear Garden
- Private Driveway Serving Only Two Homes
- Entrance Hallway & Cloakroom
- Playroom, Study and Gym
- En-Suite to Bedroom One
- Gas Central Heating & Double Glazed Windows
- Close to Local Schools & Fleet High Street

Selbon Estate Agents are delighted to offer to the market this extended four bedroom link-detached family home situated in a cul-de-sac location in a private driveway serving only two homes, close to local schools and Fleet town centre.

The accommodation comprises; entrance hallway, kitchen, lounge, conservatory/dining room, play room, study, cloakroom and a gym to the ground floor.

The kitchen comprises; inset one and a half bowl sink with mixer tap, range of eye and base level cupboard and drawer units with rolltop wood effect work surfaces. space for cooker, space for dishwasher, washing machine and fridge/freezer. Front aspect double glazed window, part tiled walls, inset spot lights and door leading to side of the property.

To the first floor are four bedrooms and a re-fitted family bathroom. Bedroom one features a generous en-suite shower room.

Externally the south-westerly facing garden is mainly laid to artificial grass with raised beds towards the rear of the garden with an array of shrubs and flowers. Immediately to the rear of the property is a patio area, side area with gate leading to the front.

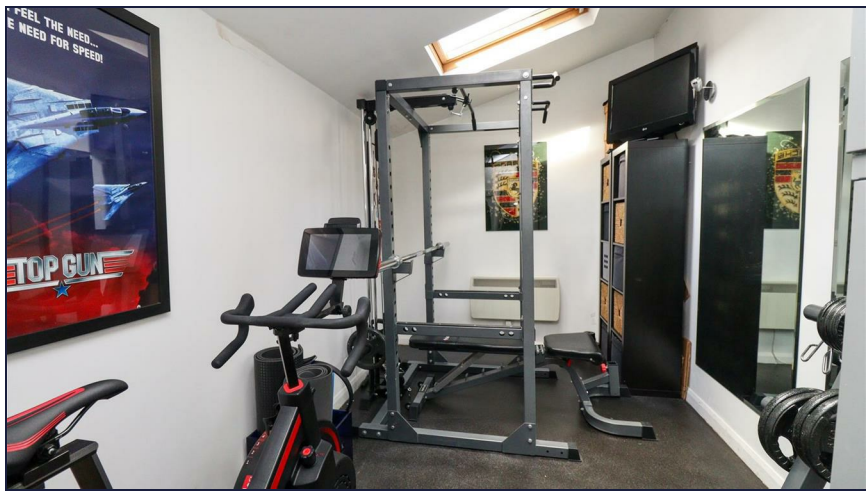
To the front is an area of hard standing for storage/shed and side gate leading to rear of the property. A private driveway serving only two homes leads to off-street parking for the property.

The property is conveniently located for both Heatherside Infant & Junior schools, 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 43 minutes.









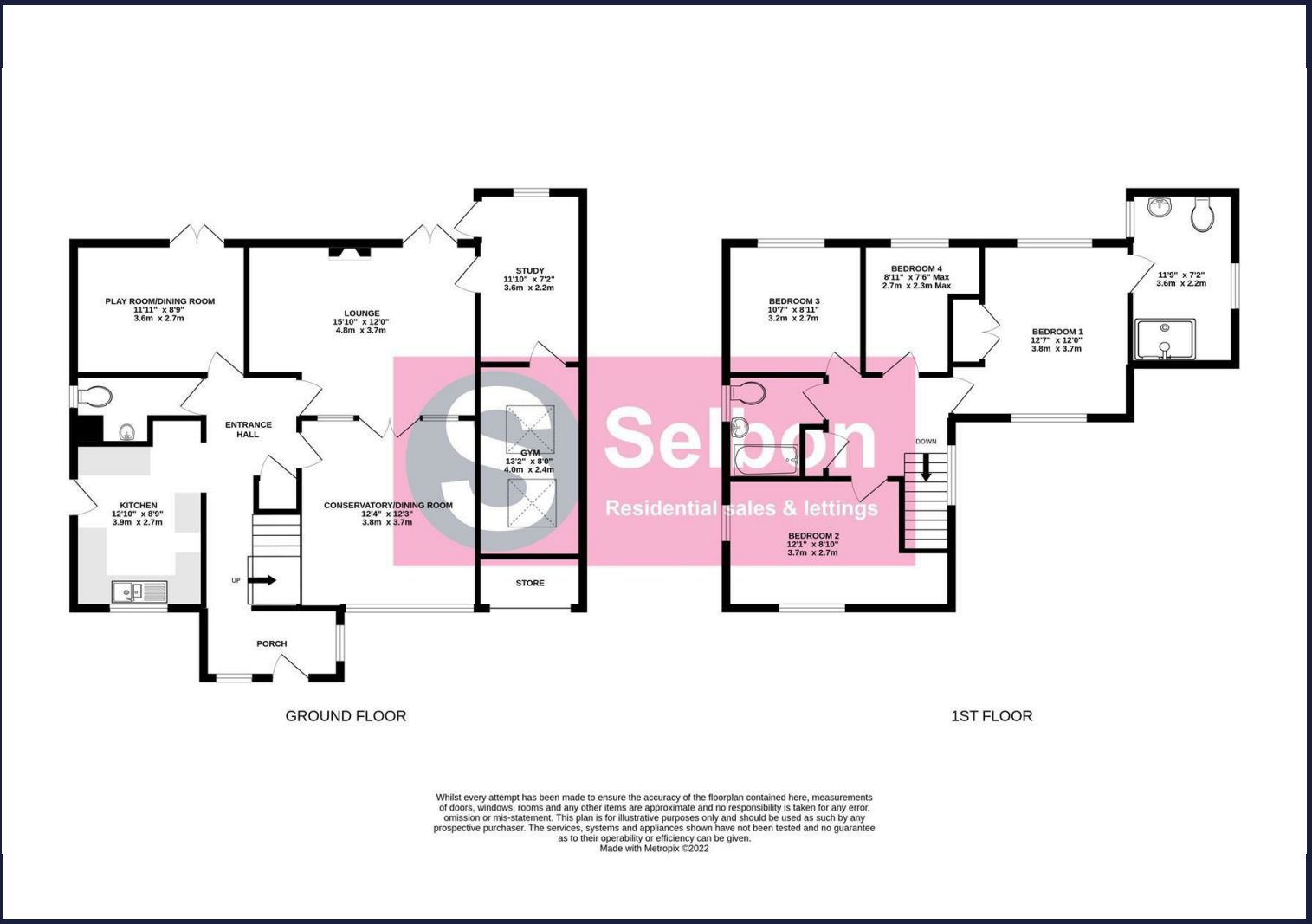








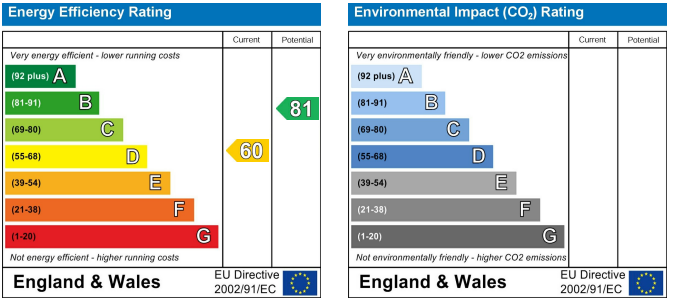
Floor Plans



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

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