



Selbon

Residential sales & lettings

Queens Road, Fleet,
Hants, GU52 7LE

Offers in excess of £800,000 Freehold

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- Character Detached Family Home
- 3 Reception Areas & Conservatory
- 4 Generous Sized Bedrooms
- Gas Radiator Heating & Double Glazed Windows
- Enclosed North Easterly Rear Garden
- Entrance Hall & Cloakroom
- 16ft Kitchen
- Family Bathroom
- Solar panels
- Single Integral Garage & Driveway

Selbon Estate Agents are delighted to offer this deceptively spacious detached character home to the market, conveniently situated, within close proximity of Fleet town centre and local schools.

The home is coming to the market for the first time in over 20 years, having been thoughtfully extended, remodeled and modernised, the home has versatile accommodation, set over two floors, offering the ideal environment for modern family life and a blend of open plan living, as well as plenty of options for home working.

We are advised by the vendor that the property had subsidence in the 1980's, resulting in the property being underpinned.

There is further scope for extension, subject to normal planning permission.

Accessed via the driveway, the front door leads to an entrance porch, which in turn leads to the entrance hall with stairs to the first floor landing and doors leading to a cloakroom, lounge, dining room with study area and a 16ft kitchen/breakfast room with doors leading to the conservatory and the integral garage.

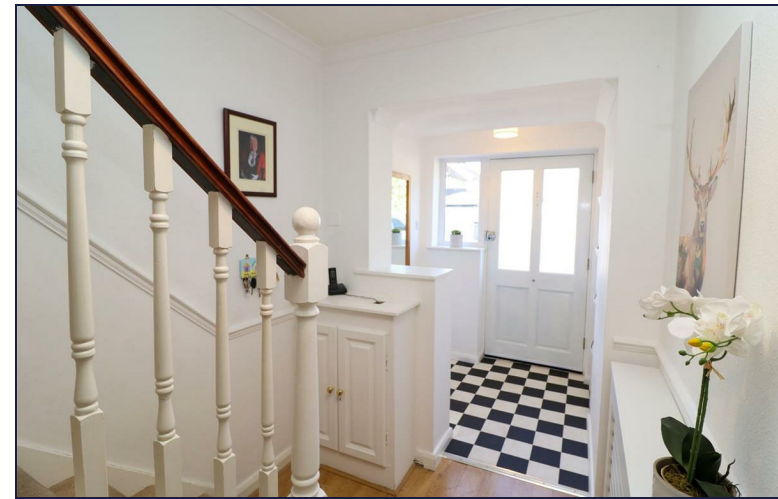
The first floor landing has doors leading to the main bedroom with fitted wardrobes, there are 3 further bedrooms and a 4 piece bathroom.

Further benefits include solar panels, gas radiator heating, double glazed windows, an integral garage with a utility area with appliance space, an enclosed 140ft north easterly facing rear garden offering a high degree of privacy with a summer house, ideal for socialising, a home office or gym and a driveway offering parking for several vehicles.

Located within close proximity of Velmead woods and the Basingstoke canal, local shops and other amenities, the home is in the catchment area for many of Fleet's sought after schools including Heatherside and Court Moor schools.

For those looking to commute, Fleet's mainline station (45 minutes to Waterloo) is within walking distance or a short drive with excellent road links including the M3, A3 and A30 all easily accessible.

A viewing is highly recommended.

















Floor Plans

