



Selbon

Residential sales & lettings

Queens Road, Fleet,
Hampshire, GU52 7LE
Guide price £975,000 Freehold

5 2 4 B

01252 979300
Selbonproperty.co.uk

- Five Bedrooms
- 20ft Kitchen
- Two Bathrooms
- Ample Driveway Parking with Garage
- 0.26 of an Acre Plot
- Four Reception Rooms
- Utility Room
- Dressing Room
- Solar Panels
- EV Charger

Selbon Estate Agents are delighted to offer to the market this five-bedroom detached family room which is being offered to the market for the first time in over 40 years.

The property has been extended over the years to create spacious and flexible accommodation throughout with the added benefit from a plot measuring 0.26 of an acre.

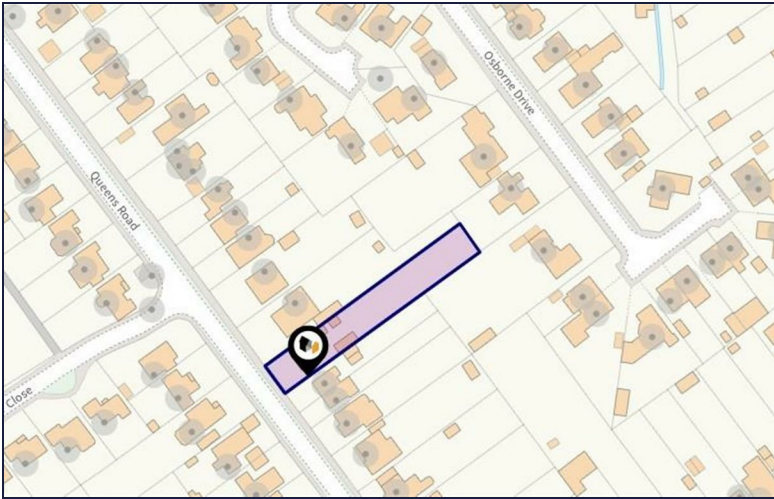
Accommodation comprises of a light and airy entrance hall that gives access to all the ground floor accommodation. The 23ft living room offers spacious accommodation and access into the dining room with views over the rear garden. The kitchen is situated in the centre of the property and offers a range of units, work surfacing, integrated appliances and additional appliance space. The utility room is located off the kitchen with the downstairs W/C and wonderful family room. The ground floor accommodation is finished with a 20ft study.

On the first floor the property offers five bedrooms with the main bedroom benefiting from a refitted en-suite shower room and dressing room. The first-floor accommodation is finished with the family bathroom which offers a separate bath and shower.

Outside the charming, enclosed garden is mainly laid to lawn with well-established flowers, shrub beds, vegetable patch and trees throughout. The plot in total measures around 0.26 of an acre and a offers a high degree of privacy. At the rear of the property, you will find a patio area and a decking area can also be found in the middle of the garden ideal for al fresco dining. Within the garden you have several outbuildings and outside the front of the property you have ample driveway parking with a tandem length garage.

Location
 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.







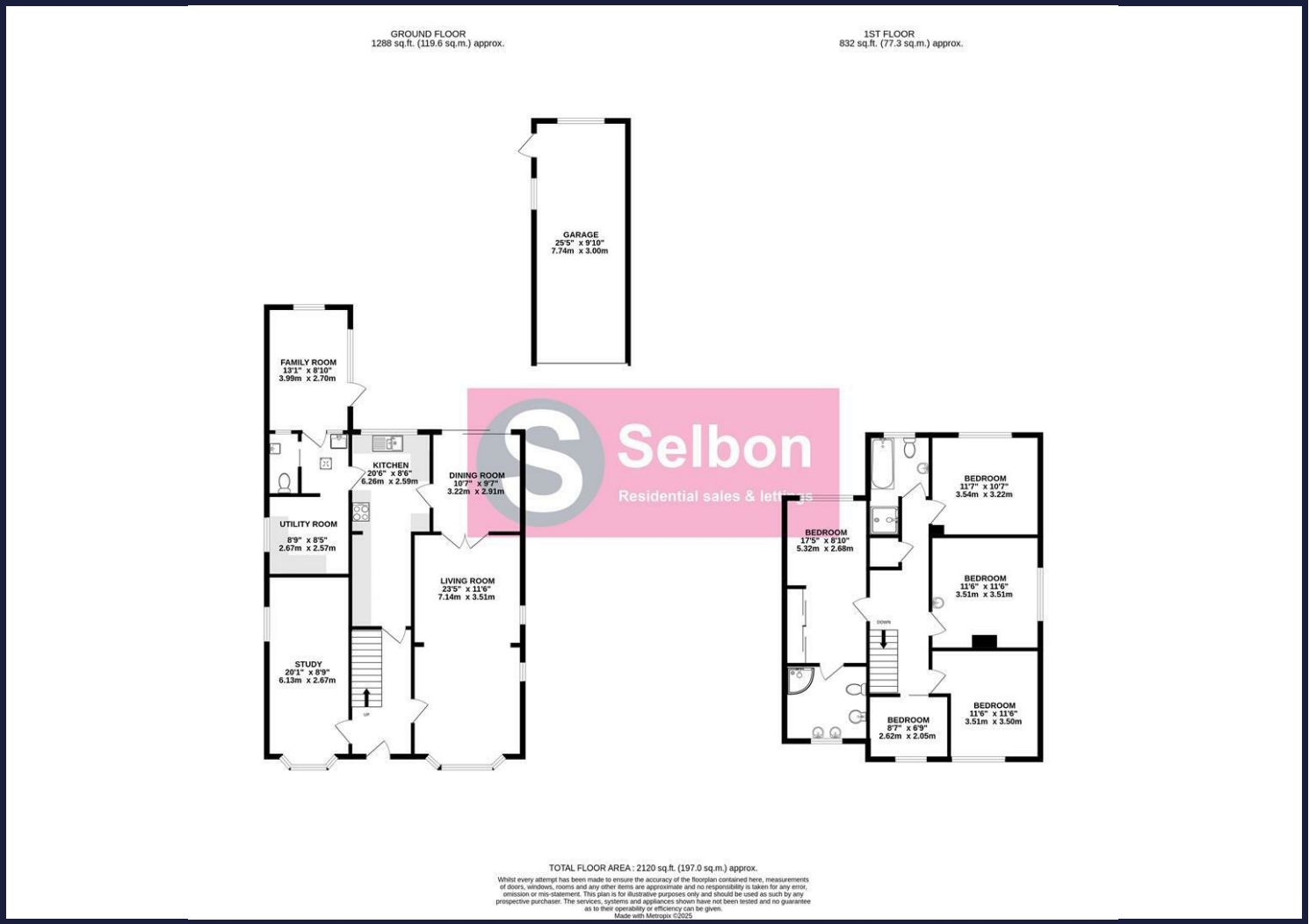




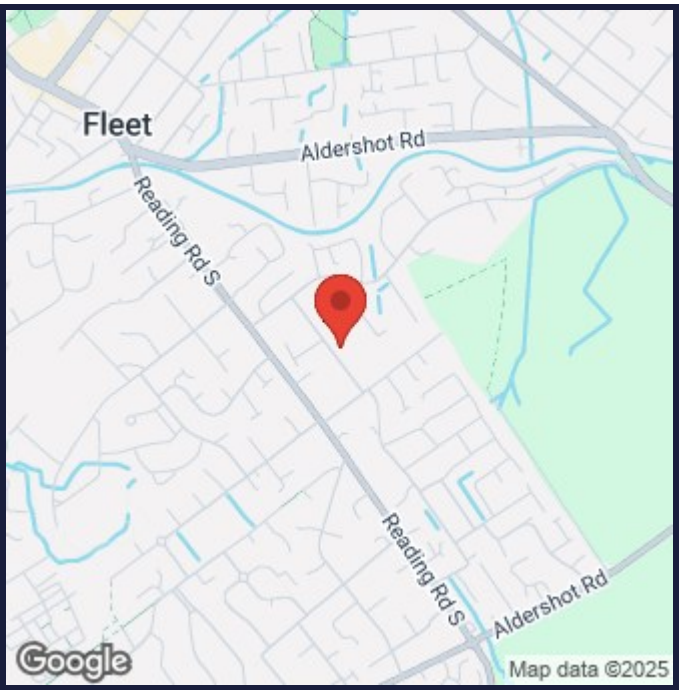




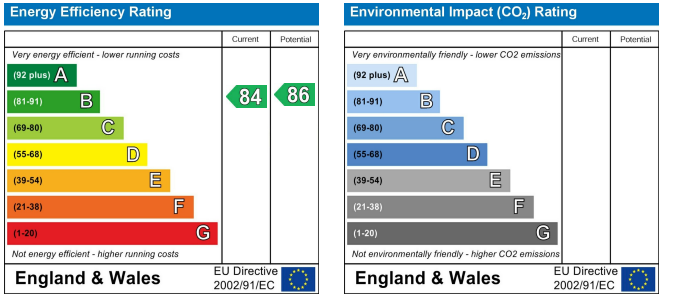
Floor Plans



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

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Council Tax Band: G