



# Selbon

Residential sales & lettings

Albany Road, Fleet,  
Hampshire, GU51 3LY

Guide price £1,250,000 Freehold

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**01252 979300**  
Selbonproperty.co.uk



- Spacious and Flexible Accommodation
- Three Reception Rooms
- Enclosed Rear Garden with hot and cold outside taps
- Detached double garage with power and electric roller doors
- Ample Driveway Parking
- 25ft Kitchen/Dining Room with underfloor heating
- Generous Utility Room
- Summer House with Power
- Three Bathrooms
- Close to Fleet High Street, Fleet Station, Fleet Pond and Oakley Park

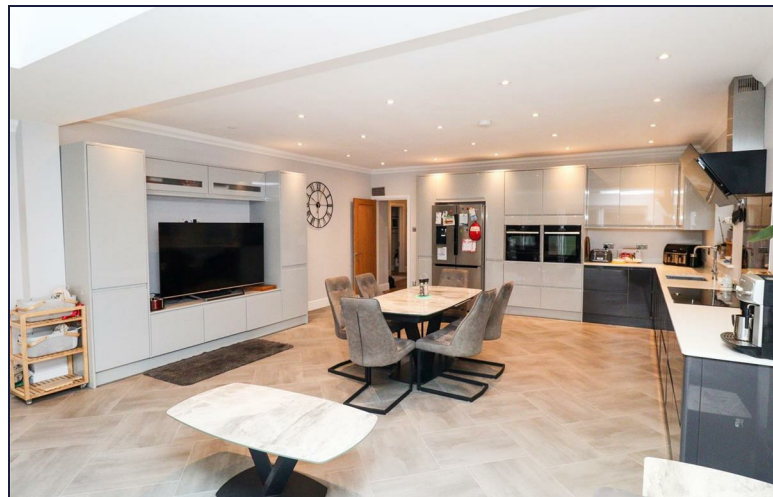
Selbon Estate Agents are delighted to offer to the market this six-bedroom detached home which is situated within the sought after area of Fleet. Benefits include a detached double garage with ample driveway parking, three reception rooms, a 25ft kitchen/dining room and the property is located within close proximity of Fleet High Street, Fleet Train Station and Fleet Pond.

Accommodation comprises of a spacious entrance hall which sets the scene for exploring this property. The beautiful kitchen/dining room offers spacious and flexible accommodation with access to the garden through a set of bifold doors. The kitchen has been extended and offers plenty of storage, an instant hot water tap, worktops, double oven, integrated hob, dishwasher and a skylight which brings lot of light into the room. The kitchen also offers plenty of additional appliance space. The dining room overlooks the garden with space for a generous dining table. Next to the kitchen the 15ft utility room offers space for appliances and side access. The living room sits at the front of the house with the study and W/C opposite. The accommodation is finished with the family room which opens into the rear garden and a feature fireplace.

On the first floor the property offers six spacious bedrooms with the main bedroom offering an en-suite and a dressing room with storage. The first-floor accommodation is finished with two refitted luxury bathrooms which offer a toilet, sink, bath and separate shower.

Outside the charming, enclosed southerly aspect garden is mainly laid to lawn with well-established flowers, shrub beds and trees throughout. The garden offers a high degree of privacy and at the rear of the property, you will find a spacious patio area which is ideal for al fresco dining. At the bottom of the garden the summer house offers power and with the opportunity to for a home office, gym or games room.

At the front of the property you have ample parking with gates leading to the double garage.















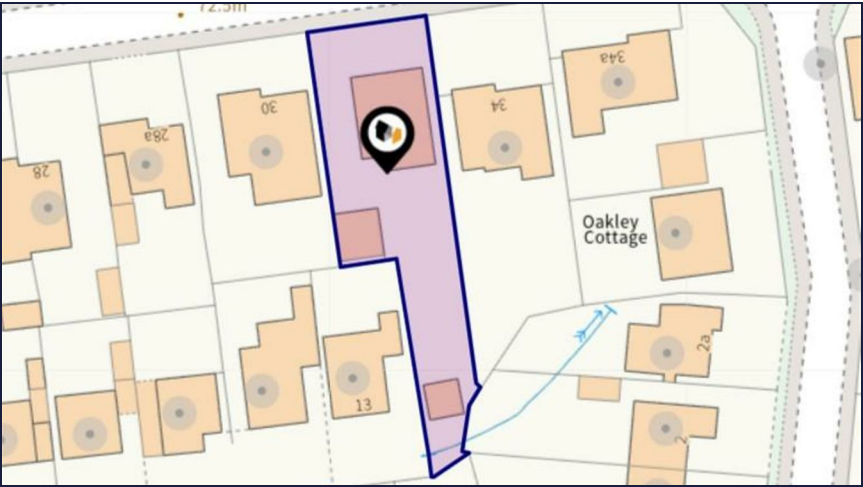










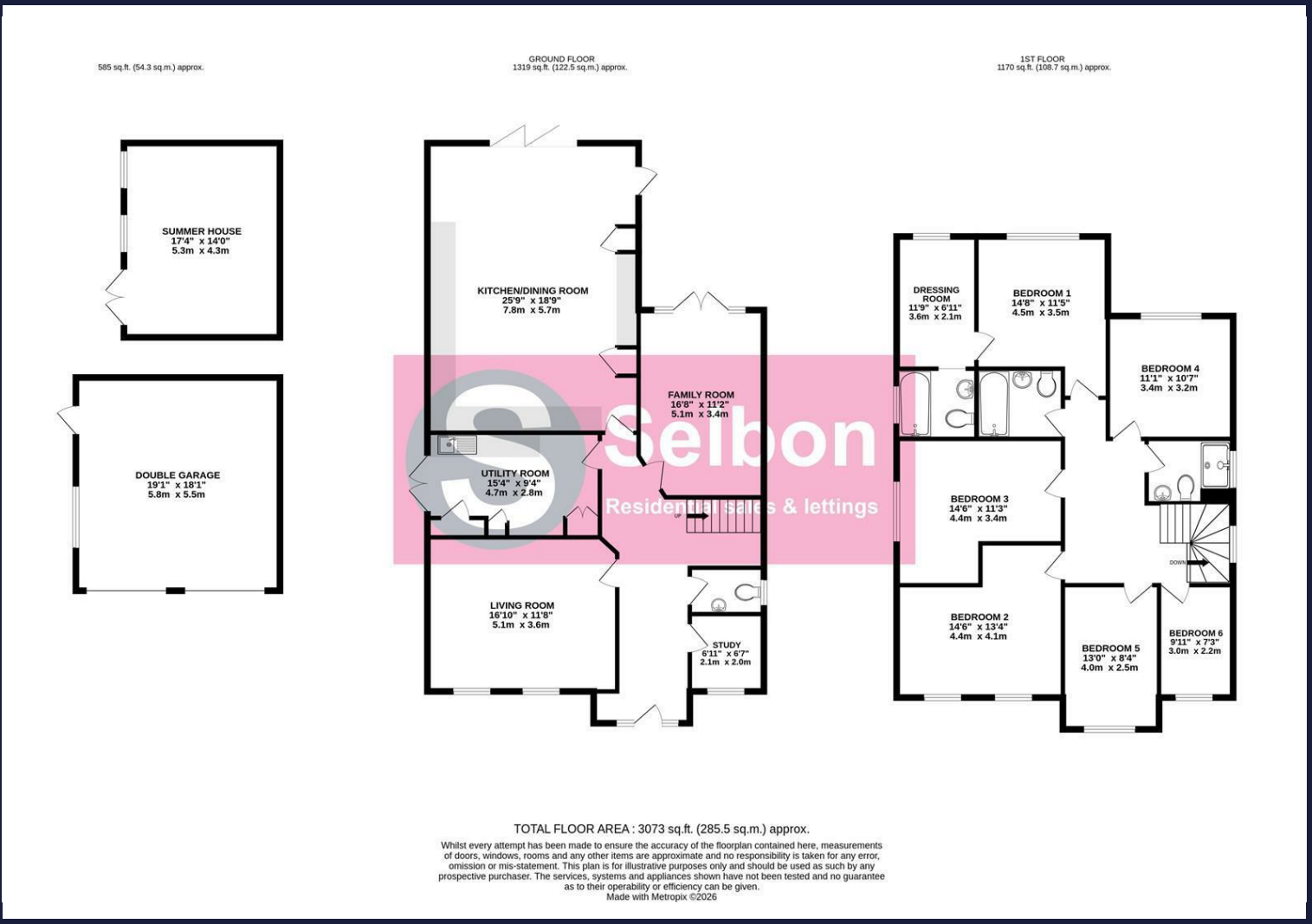








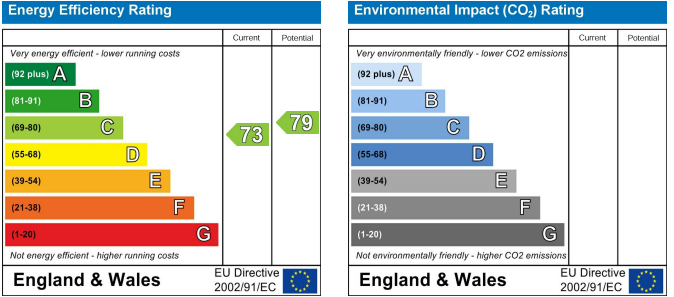
Floor Plans



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: G

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