



**Selbon**

Residential sales & lettings

Lower Mount Street, Fleet,  
Hampshire, GU51 1BN  
Offers over £450,000 Freehold

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**01252 979300**  
Selbonproperty.co.uk



- Three Bedroom Family Home
- 15ft. Living/Dining Room
- Hallway & Cloakroom
- Southerly Facing Rear Garden
- No Through Road
- Elvetham Heath Development
- Updated Kitchen
- En-Suite to Bedroom One & Family Bathroom
- Driveway Parking & Garage
- Close to Local Schools & Amenities

Selbon Estate Agents are delighted to offer to the market this three bedroom family home, ideally located in a no through road on the popular Elvetham Heath development.

The property has been meticulously updated by the current owners and is within close proximity to the school and Morrisons supermarket. The current school catchment areas include: Elvetham Heath primary school and Calthorpe Park secondary school.

On entering the property you are welcomed into a reception hallway with stairs to the first floor with storage cupboard below. The principle accommodation includes; 15.ft living/dining room with French doors to the rear garden, kitchen and a cloakroom.

The updated kitchen comprises; eye and base level cupboard and drawer units under a roll top work surface. Inset sink with mixer tap, built-in appliances include; dishwasher, oven, hob and extractor over. Space and plumbing for washing machine.

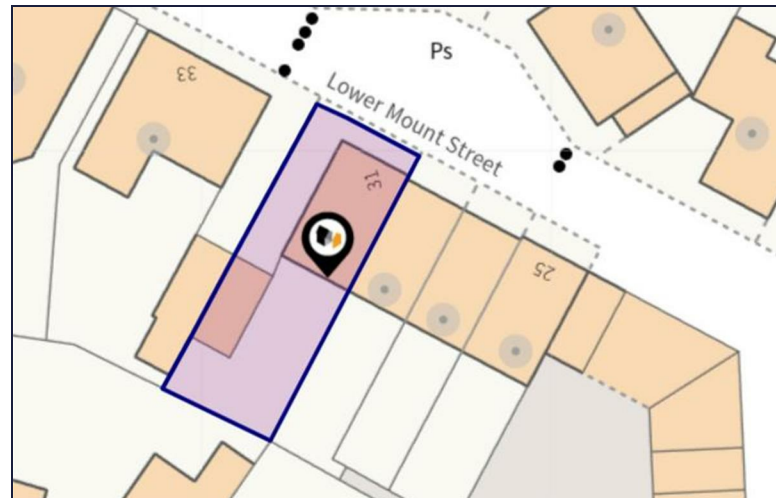
To the first floor the landing has hatch giving access to the loft space and airing cupboard. There are three bedrooms (two doubles and a single) and a family bathroom. Bedroom one benefits from a re-fitted en-suite with shower cubicle, hand wash basin and W.C. The family bathroom comprises; panel enclosed bath, hand wash basin and W.C.

Externally the Southerly facing rear garden is laid to lawn with a patio area immediately to the rear of the property. The garden sweeps round the back of the garage.

To the front there is a driveway providing off-street parking which leads to a garage with up and over door.

Elvetham Heath is conveniently located with facilities including; Morrison's supermarket, pub, church, school and local nature reserve offering pleasant walking and cycle routes.

There is easy access to Fleet town centre with an array of shops, pubs and restaurants with Fleet mainline railway station (Waterloo line) also within walking distance. There are excellent communication links including the M3 & M4 motorways as well as the A30 & A3.











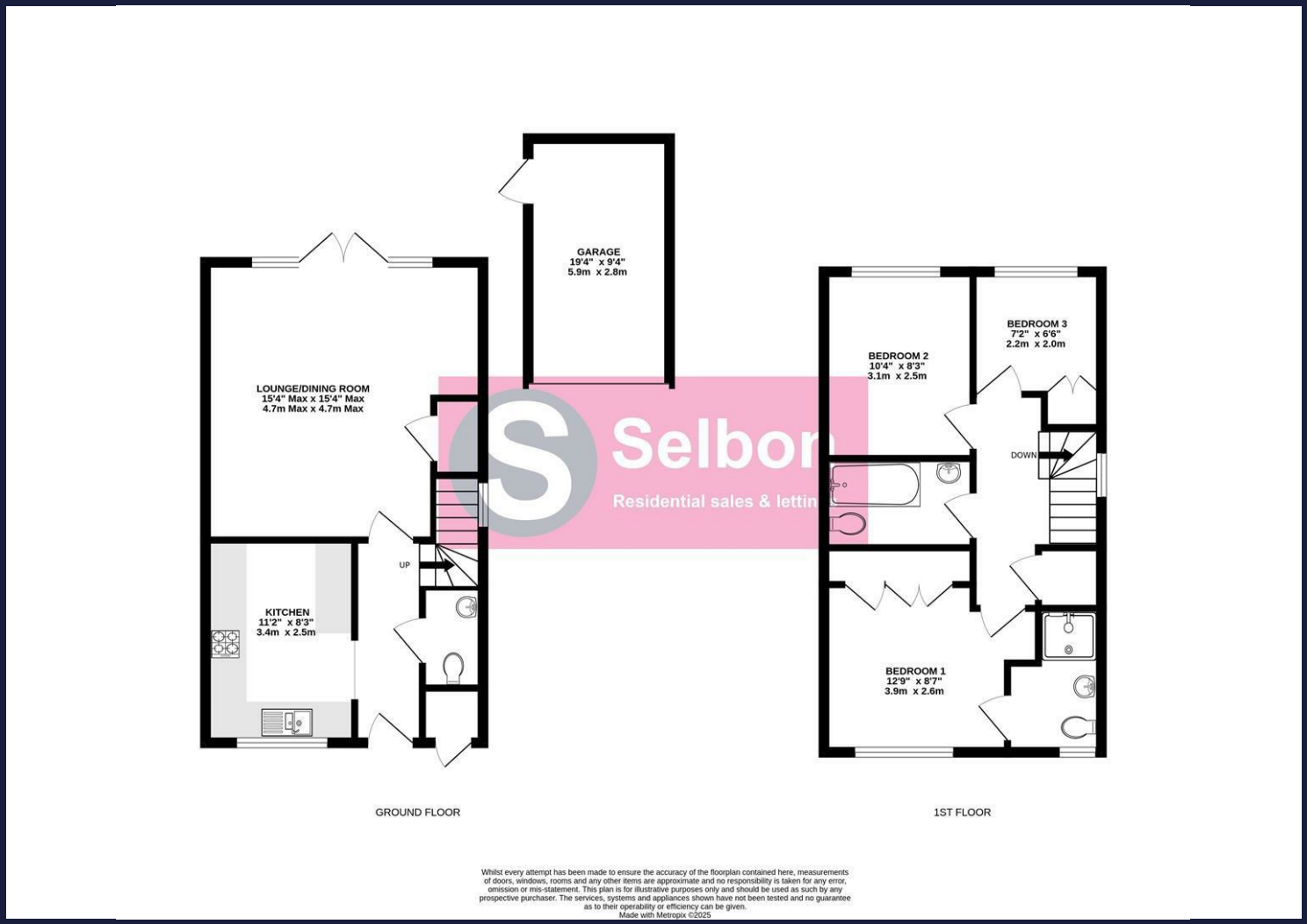




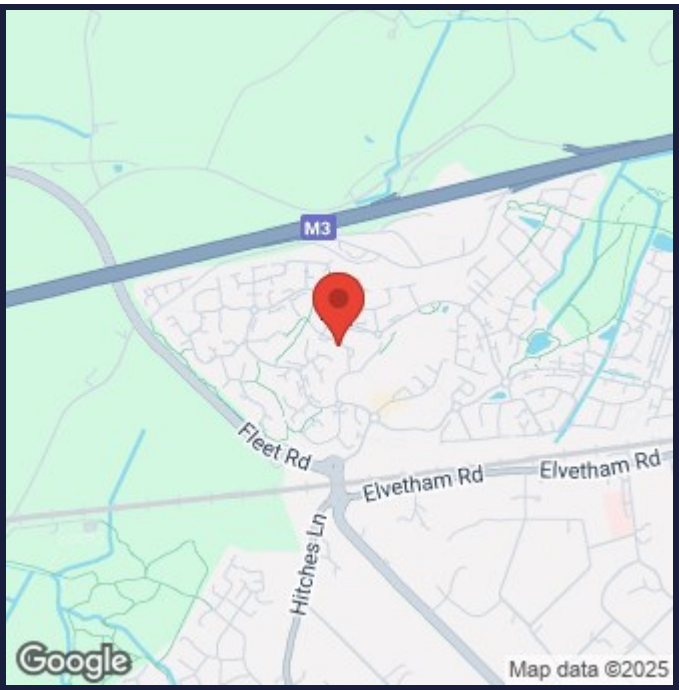




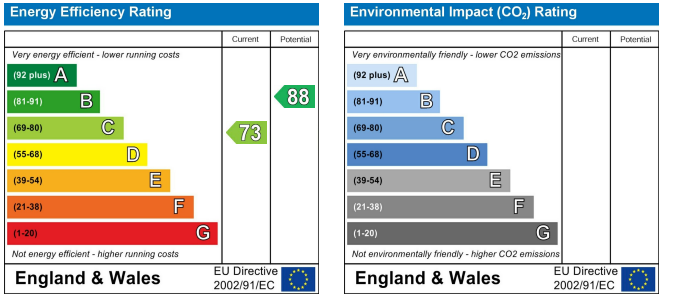
Floor Plans



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: D