



Selbon

Residential sales & lettings

Westover Road, Fleet,
Hampshire, GU51 3DG

Offers over £700,000 Freehold



01252 979300

Selbonproperty.co.uk

- Detached Family Home
- Living Room, Study & Conservatory
- Re-Fitted Kitchen & Utility Room
- Mature Rear Garden
- Close to Fleet Pond & Nature Reserve
- Four Bedrooms
- Entrance Hallway & Cloakroom
- Family Bathroom & En-Suite Shower Room
- Driveway Parking & Garage
- Close to Fleet Town Centre & Train Station

Selbon Estate Agents are delighted to offer to the market this four bedroom detached family home, offered to the market for the first time in almost 40 years, situated in the Pondtail area of Fleet.

The location is excellent with Fleet town centre, Fleet train station and Fleet Pond and Nature reserve all being within close proximity.

On entering the property you are welcomed into a reception hallway with stairs to the first floor. The principle accommodation includes; 17ft. living room, 21ft. kitchen/breakfast/dining room, study, utility room, cloakroom and conservatory.

The re-fitted kitchen comprises; eye and base level cupboard and drawer units under a Granite work surface. Integrated Neff appliances include: double oven with warming drawer, microwave, induction hob and extractor over. There is also a built-in dishwasher, fridge and water softener. Adjacent to the kitchen is a utility room with further storage cupboards and space for utilities.

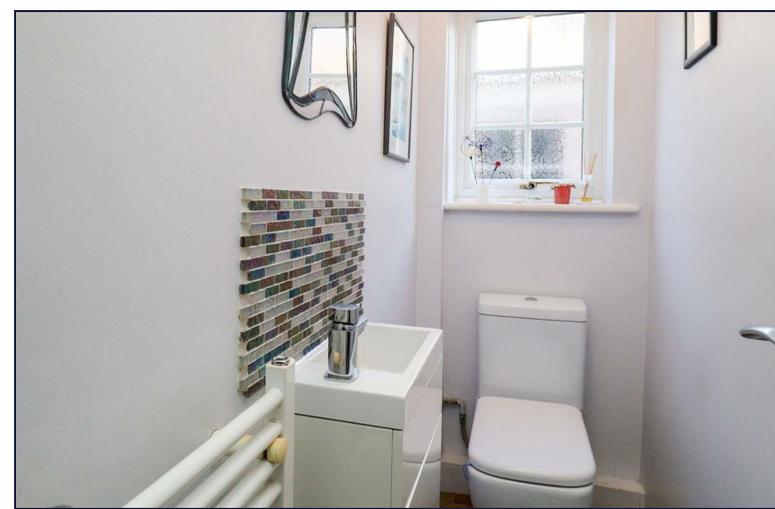
To the first floor are four bedrooms and a re-fitted family bathroom. Bedroom one benefits from a range of built-in wardrobes and an en-suite shower room. Both bathrooms feature Aqualisa shower units.

Externally the mature rear garden is predominately laid to shingle with an array of flower and shrub beds and borders with ornate pond. Immediately to the rear of the property is a patio area.

To the front is driveway parking for several vehicles which leads to a garage with up and over door, power and light.

The current school catchment areas include: Fleet Infant school, Velmead Junior school and Calthorpe Secondary school.

The location of the property is fantastic for those who love the outdoors with Fleet Pond & Nature Reserve just around the corner, offering walking, running and cycling routes. There is convenient access to the bus stop, Fleet railway station, the town centre and the M3 motorway. Velmead Woods, Oakley Park, and the Basingstoke Canal are also within easy reach.







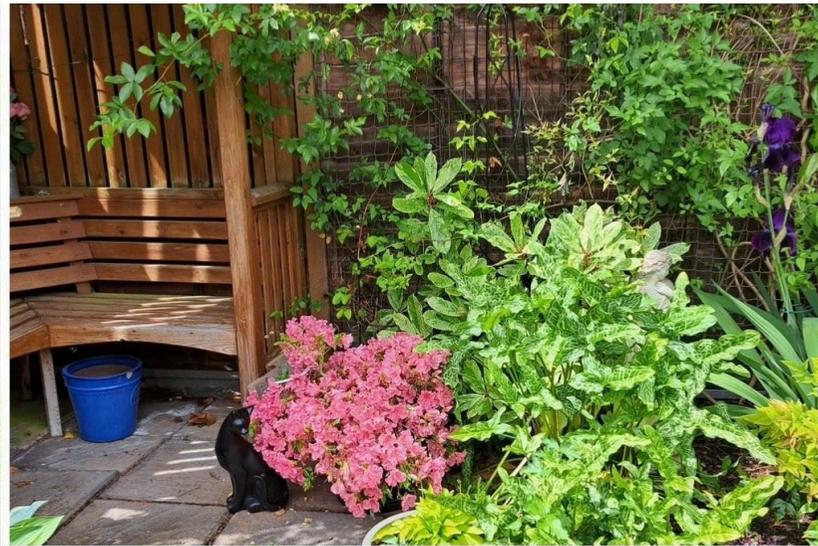




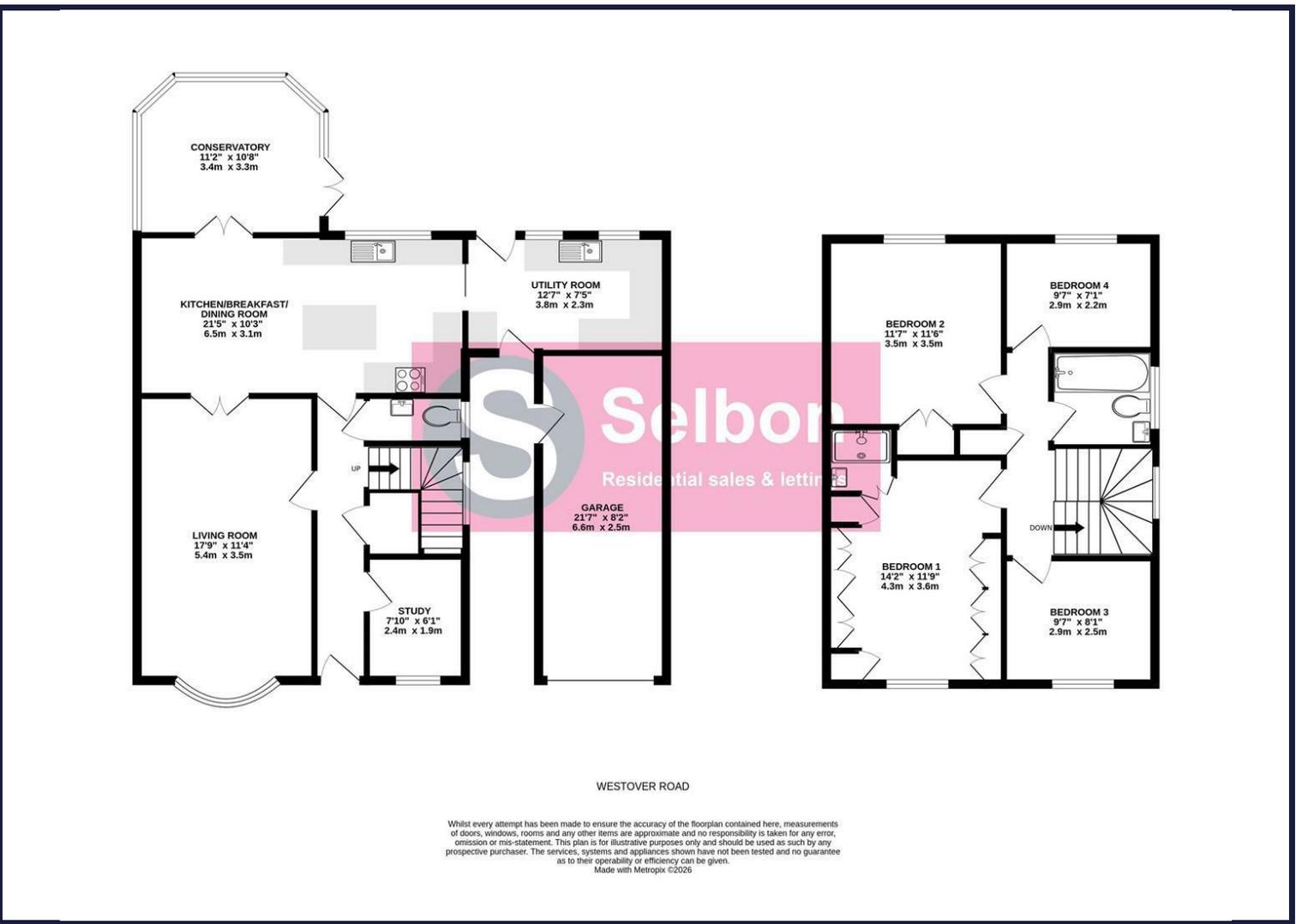




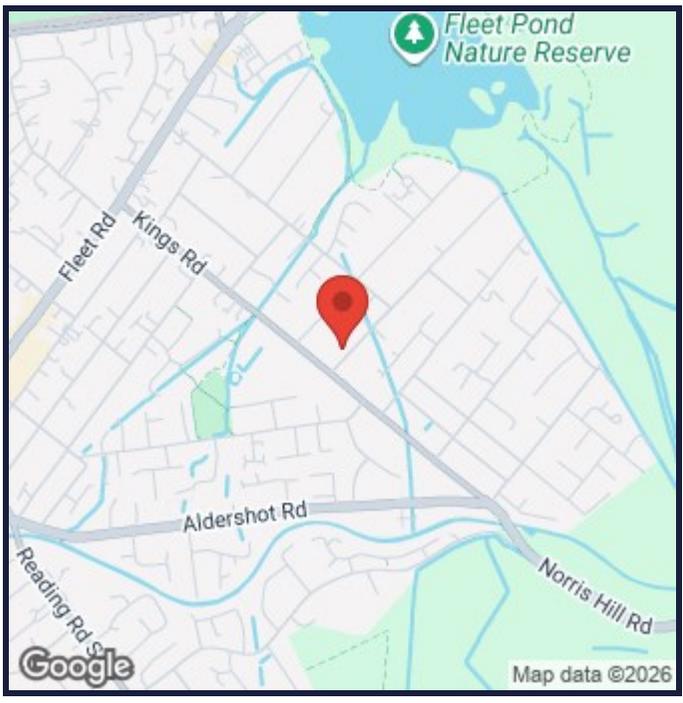
OWNER SUPPLIED SUMMER PHOTOS



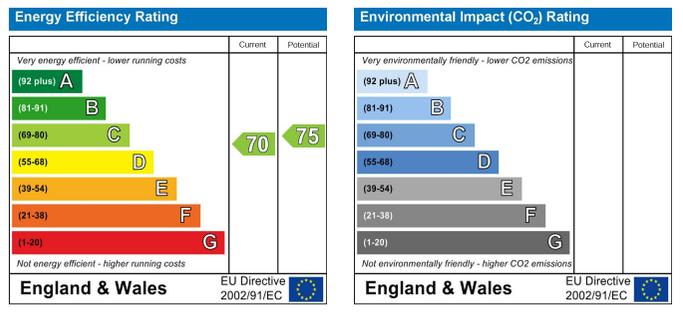
Floor Plans



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: F

We give notice that these particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR). They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Selbon has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.