



**Selbon**

Residential sales & lettings

Durnsford Avenue, Fleet,  
Hants, GU52 7TA

Offers in excess of £500,000 Freehold



**01252 979300**

Selbonproperty.co.uk

- Link Detached Family Home
- 17ft Lounge/Dining Room & Conservatory
- Bedroom 4/Home Office & En Suite (Ground Floor)
- Gas Radiator Heating & Double Glazed Windows
- Driveway Parking
- Entrance Hall & Cloakroom
- 10ft Kitchen
- 3 Bedrooms & Bathroom
- Enclosed Rear Garden
- Close Proximity To Schools & Town Centre

Selbon Estate Agents are delighted to offer this link detached family home to the market, situated in this non-estate location, close to Fleet town centre and in the catchment area for Heatherside Infant & Junior schools, Fleet Infants, Velmead Junior school and Courtmoor Secondary school.

The property offers versatile living accommodation with the conversion of the garage offering either a 4th bedroom with an en suite, which could also be used as a second reception room or a home office/studio.

Accessed via the driveway the front door leads to the entrance hall with stairs to the first floor with storage drawers under, there is a door to the downstairs cloakroom with a white suite and an opening to the lounge/dining room.

The 17ft lounge/dining room has sliding patio doors to the garden and doors leading to the 10ft kitchen and 12ft conservatory which has had a replacement roof and the addition of under floor heating. There are French doors to the rear garden and a door leading to a room created by the conversion of the garage.

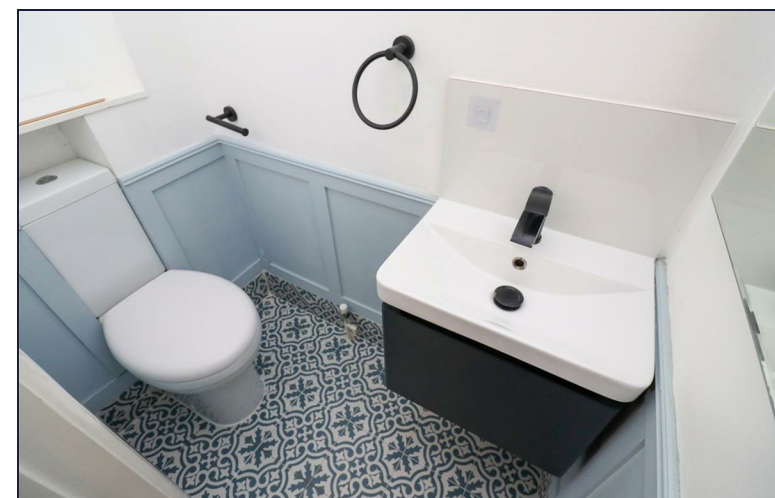
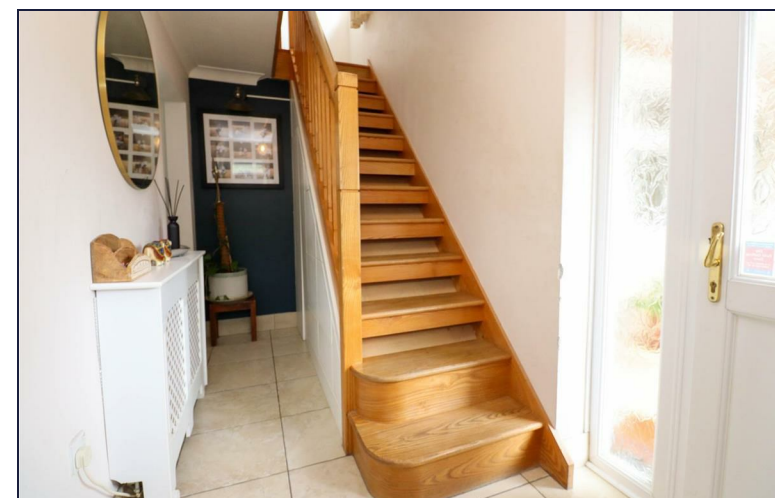
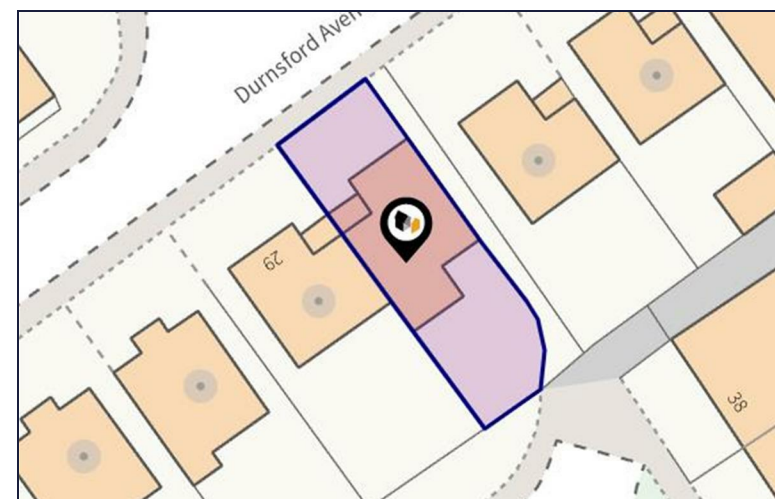
This versatile room can be used as bedroom 4 with an ensuite, a second reception room or a home office/studio with the benefit has it own front door.

The front aspect kitchen has ample work surfaces, eye and base level storage units and some integrated appliances.

The landing has doors to the three bedrooms with the main bedroom having two built in wardrobes and there is a family bathroom with a white suite.

Further benefits include gas radiator heating, double glazed windows, driveway parking for 2 cars, an enclosed rear garden, laid mainly to lawn with a lean to storage and a covered area leading to gated side access.

The property is located within close proximity to Fleet town centre with an array of shops, bars and restaurants, Fleet mainline station and access to the M3 are a short drive away and there is easy access to walking, running and cycling routes, including the Basingstoke canal and Velmead woods.





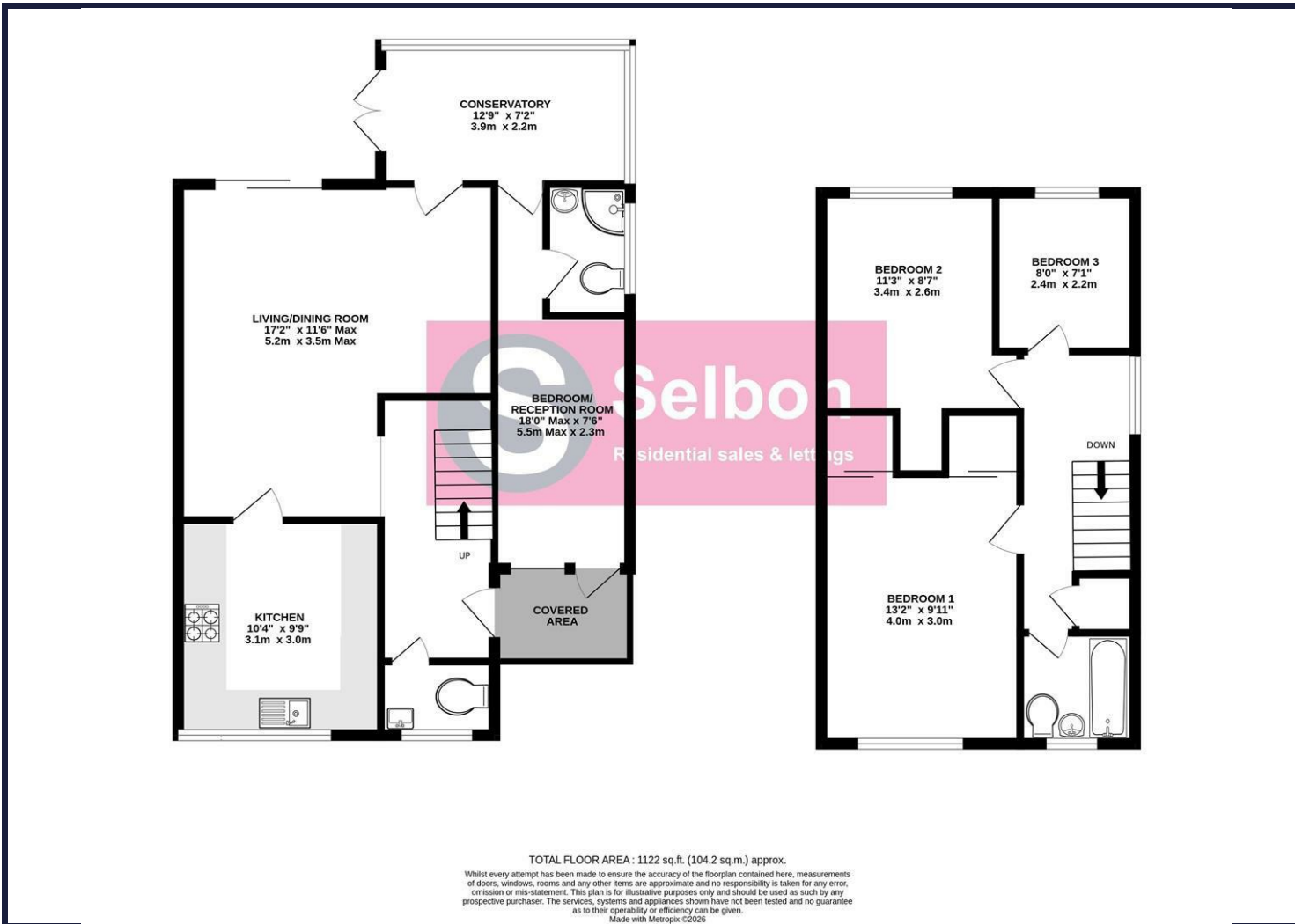




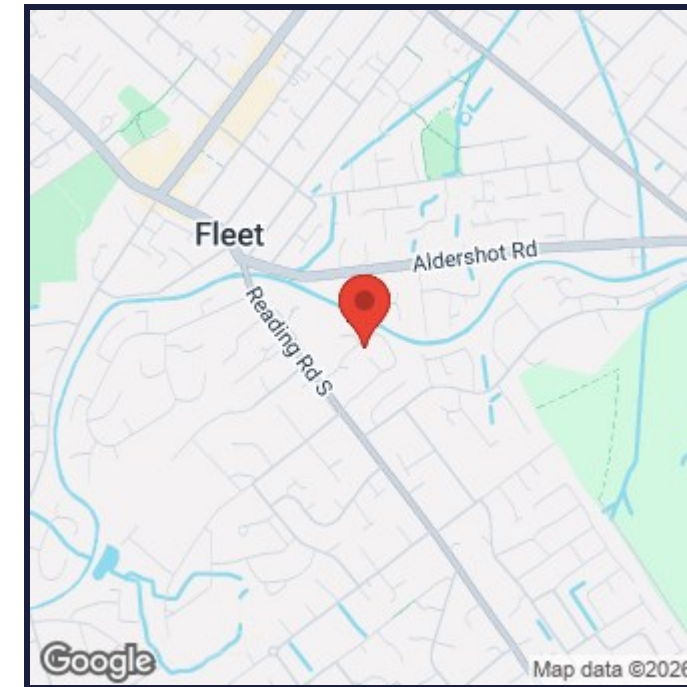




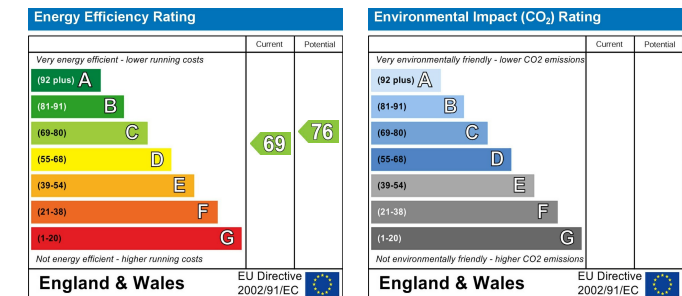
## Floor Plans



## 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: E

## Selbon Property Services Ltd

Registered Office, 16 Levignen Close, Church Crookham, Fleet, Hampshire, GU52 0TW

Company Registration Number: 12108205 VAT Number: 370 7956 65

Tel: 01252 979300 Email: sales@selbonproperty.co.uk