



Ramsdell Road, Fleet, GU51 1DD

Guide Price £550,000

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Situated on the popular Elvetham Heath Development is this superbly presented and much improved four bedroom town house, offered for sale with no onward chain.

Through the front door, a spacious entrance hall leads to a cloakroom with shower, double bedroom with fitted wardrobes, utility room, part converted garage and stairs to the first floor. To the first floor you will find the main living area which offers an 'L' shaped living/dining and a kitchen/breakfast room to the front. The luxury kitchen has been re-fitted with plenty of eye and base level oak units, topped with worktops and breakfast bar. The free standing cooker, American style fridge/freezer and dishwasher are all included. To the second floor you will find three good sized rooms all with built in cupboards, the master with a refitted en-suite and a luxury refitted family bathroom. The smaller of the bedrooms has the added benefit of being fitted out for a study area. The loft has also been converted. There is a pull down ladder, two velux windows with blinds, power, wall mounted radiator and fully boarded eaves storage so an idea hobbies area or additional bedroom space.

Externally to the front is off road parking for two cars which leads to the partly converted garage with electric door and the front door.

The rear garden has been landscaped with a patio area off the rear of the house leading to an area of astro turf. The lower section of the garden also offers a patio and a rear gate for easy access.

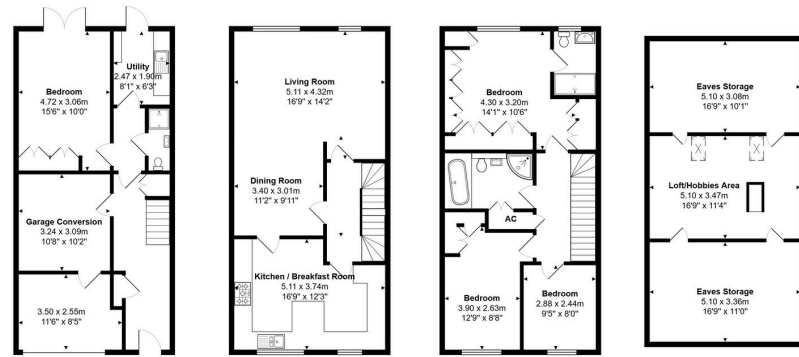
Agent's notes: The property also benefits from; under floor heating to the ground floor, 12 solar panels with 12 kw battery (4.7 kw solar panels, fitted 2023), water softener, new boiler (fitted 2023), new windows throughout (fitted 2023) refitted en-suite, refitted bathroom, electric charging point and shutters in all rooms except the utility.

The property is within close proximity to Elvetham Heath school and local amenities. Elvetham Heath is a development with a wealth of amenities including a supermarket, infant and junior school, church and public house. Various activities and facilities are enjoyed by the local community including a football pitch, cycling and running clubs.

Fleet has excellent commuter links with trains to London Waterloo from 43 minutes via the mainline rail station and Junction 4a of the M3 motorway linking to the M25. Fleet town centre offers

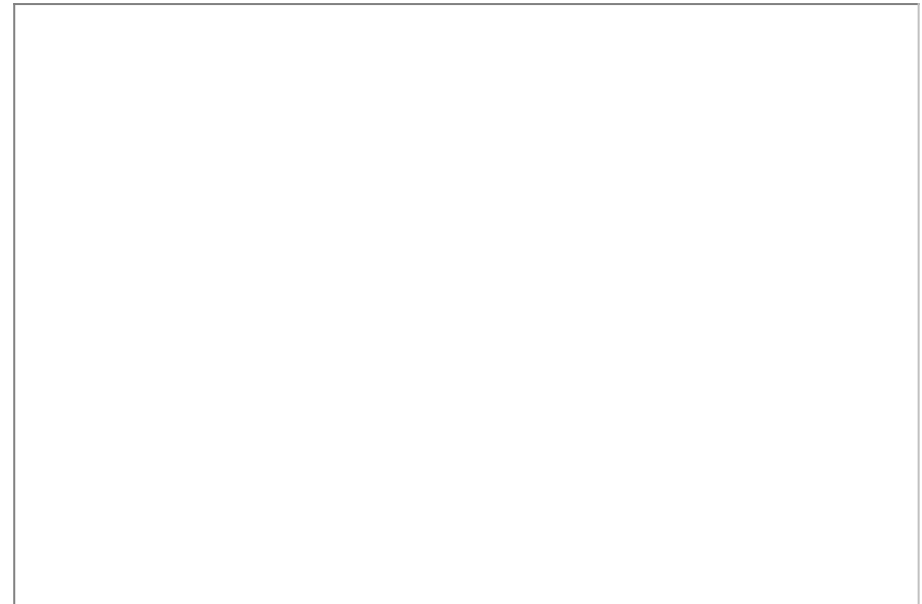


32, Ramsdell Road, Fleet, GU51 1DD



Total Area: 217.0 m² ... 2336 ft²
All measurements are approximate and for display purposes only

- Elvetham Heath Development • No Onward Chain
- Presented In Excellect Order • Many Recent Upgrades Throughout
- Four Bedrooms With Fitted Waldrobes • Three Bathrooms
- Large L Shaped Living Dining Room • Lovely Kitchen Breakfast Room
- Landscaped Gardens • Off Road Parking With Electric Charger Point



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