

Selbon
Simply Different

Hayne Avenue, Fleet,
Hampshire, GU51 3TN

Offers over £600,000 Freehold

4 3 1 B

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Selbonproperty.co.uk

- Semi-Detached Family Home
- Kitchen/Dining Room & Living Room
- Bedroom 2 With Dressing Room & En-Suite
- Driveway Parking
- Hartland Village Development
- Four Bedrooms
- Bedroom 1 With Dressing Room & En-Suite
- Two Further Bedrooms & Family Bathroom
- Enclosed Rear Garden
- No Onward Chain

Selbon Estate Agents are delighted to offer to the market this beautifully presented four-bedroom family home, situated within the highly sought-after Hartland Village development, providing modern living across three floors. The property is offered for sale with no onward chain.

Ideally positioned for convenient access to the M3 motorway, Fleet town centre and a range of transport links, this property is perfectly suited to growing families and commuters alike.

The ground floor offers a welcoming entrance hall leading to the living room with an attractive bay window. To the rear of the property is a generous 17'2" kitchen/dining room, providing the ideal hub for family life and entertaining, with doors opening onto the rear garden.

Fitted with eye and base level cupboard and drawer units with range of built-in appliances including; double oven, hob with extractor over, dishwasher, fridge and freezer.A convenient utility cupboard and cloakroom completes the ground floor accommodation.

The first floor comprises three well-proportioned bedrooms. The impressive second bedroom benefits from its own walk-in wardrobe and en-suite shower room, while bedrooms three and four are served by a contemporary family bathroom.

Occupying the entire second floor is the superb principal bedroom suite, offering excellent privacy and space. The room features a dedicated dressing/wardrobe area together with a en-suite shower room.

Externally, the property enjoys an enclosed rear garden, ideal for outdoor entertaining and family enjoyment. To the front is driveway parking.

Hartland Village is a growing community within Fleet, Hampshire located in an ideal location for M3 access and access into both Fleet and Farnborough Town Centres. The nearby Hartland's Country Park offers the use of approximately 70 acres of woodland, meadows and ponds with footpaths, for residents to enjoy. Harland Village also hosts events for residents to socialise and enjoy, including an open air cinema.































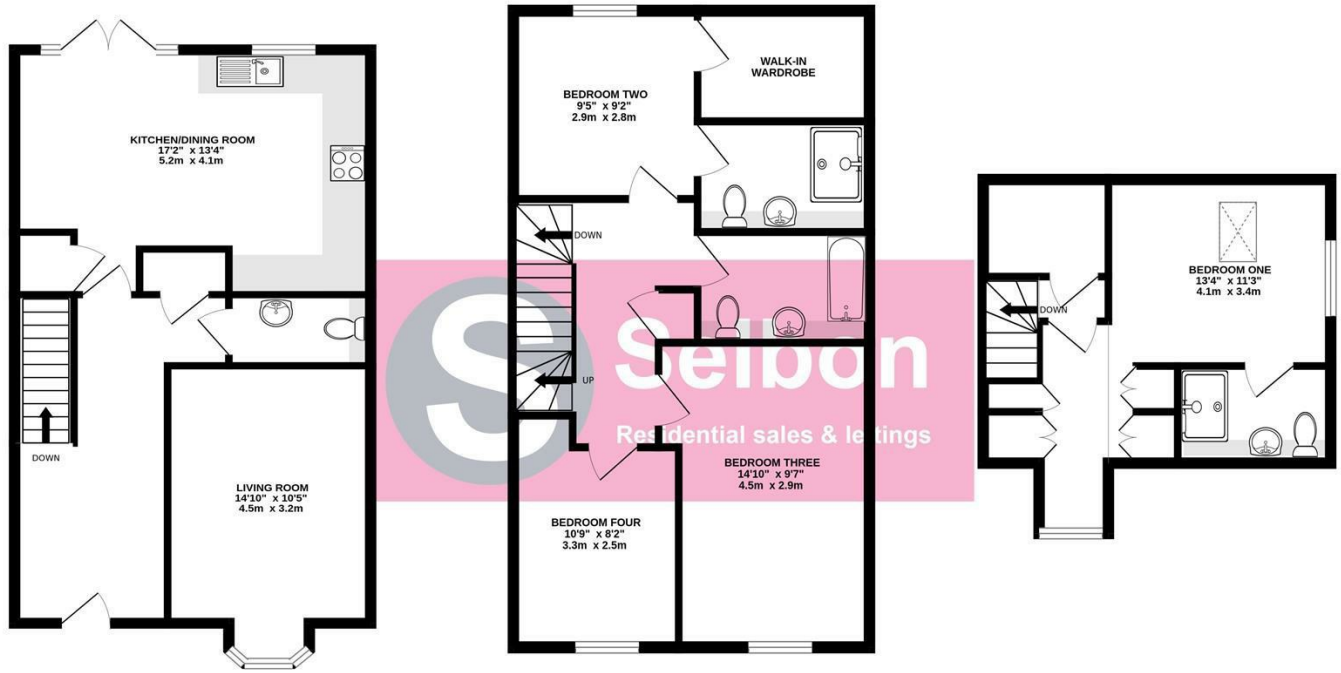









## Floor Plans



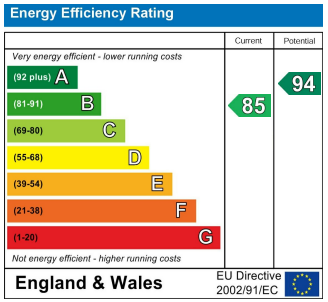

Selbon
Residential sales & lettings

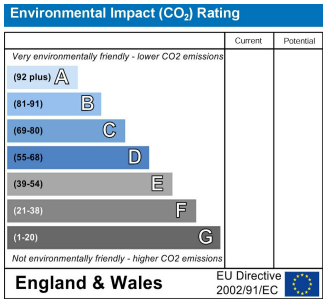
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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## 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: E

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