



**Selbon**

Residential sales & lettings

Kestrel Walk, Fleet,  
Hampshire, GU51 5DD  
Guide price £675,000 Freehold



**01252 979300**  
Selbonproperty.co.uk

- No Onward Chain
- Direct Access and Views Over Edenbrook Country Park
- Finished to a High Standard
- Two Bathrooms
- Close Proximity of Hart Leisure Centre
- Sought After Location
- Spacious and Flexible Accommodation
- Garage with Driveway Parking
- Enclosed Garden
- Close Proximity of Local Schools

Selbon Estate Agents are delighted to offer to the market this three-bedroom semi-detached home which is situated on the sought after development of Edenbrook. Built in 2019, this property benefits a garage with driveway parking, accommodation over three floors, an enclosed rear garden, wonderful views over Edenbrook Country Park and no onward chain.

Accommodation comprises of a spacious light and airy entrance hall which gives you access to the ground floor accommodation. The kitchen has been finished to a high standard and offers a range of units, work surfacing, integrated appliances and additional appliance space. At the rear of the property the living/dining room offers spacious accommodation overlooking the rear garden with direct access through a set of French doors into the garden. The accommodation on the ground floor is finished with a downstairs cloakroom and a generous under stairs storage space.

On the first floor there are two good sized bedrooms with the main bedroom benefiting from en-suite shower facilities, as well as built in wardrobe space. The accommodation is finished with the family bathroom which offers a toilet, sink and bath with shower overhead.

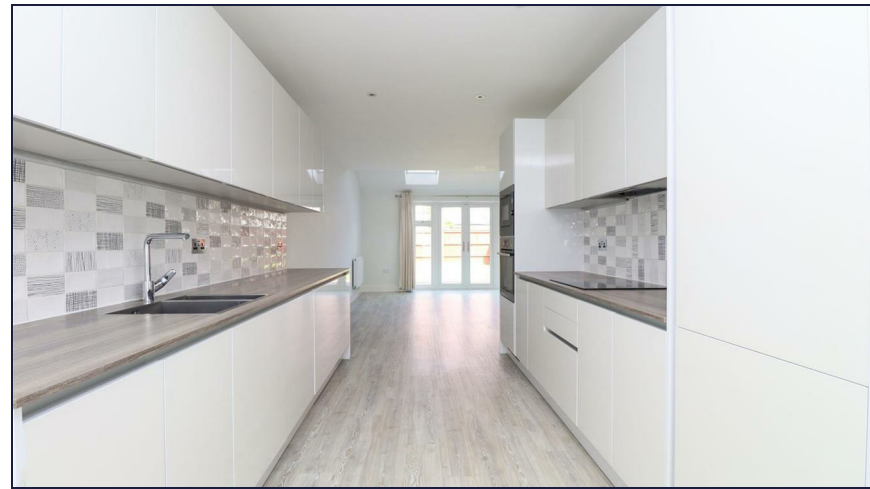
On the second floor you have a wonderful 21ft bedroom which over beautiful view over Edenbrook Country Park. Within this space you have built in storage and scope to add a third bathroom.

The rear garden is mainly laid to lawn and enclosed by wood panel fencing. Outside the back of the property is a generous patio area which is ideal for al fresco dining and access to the garage. Outside the front of the property, you have driveway parking with views and direct into Edenbrook Country Park.

Please note this property has a £670 P/A development service charge.





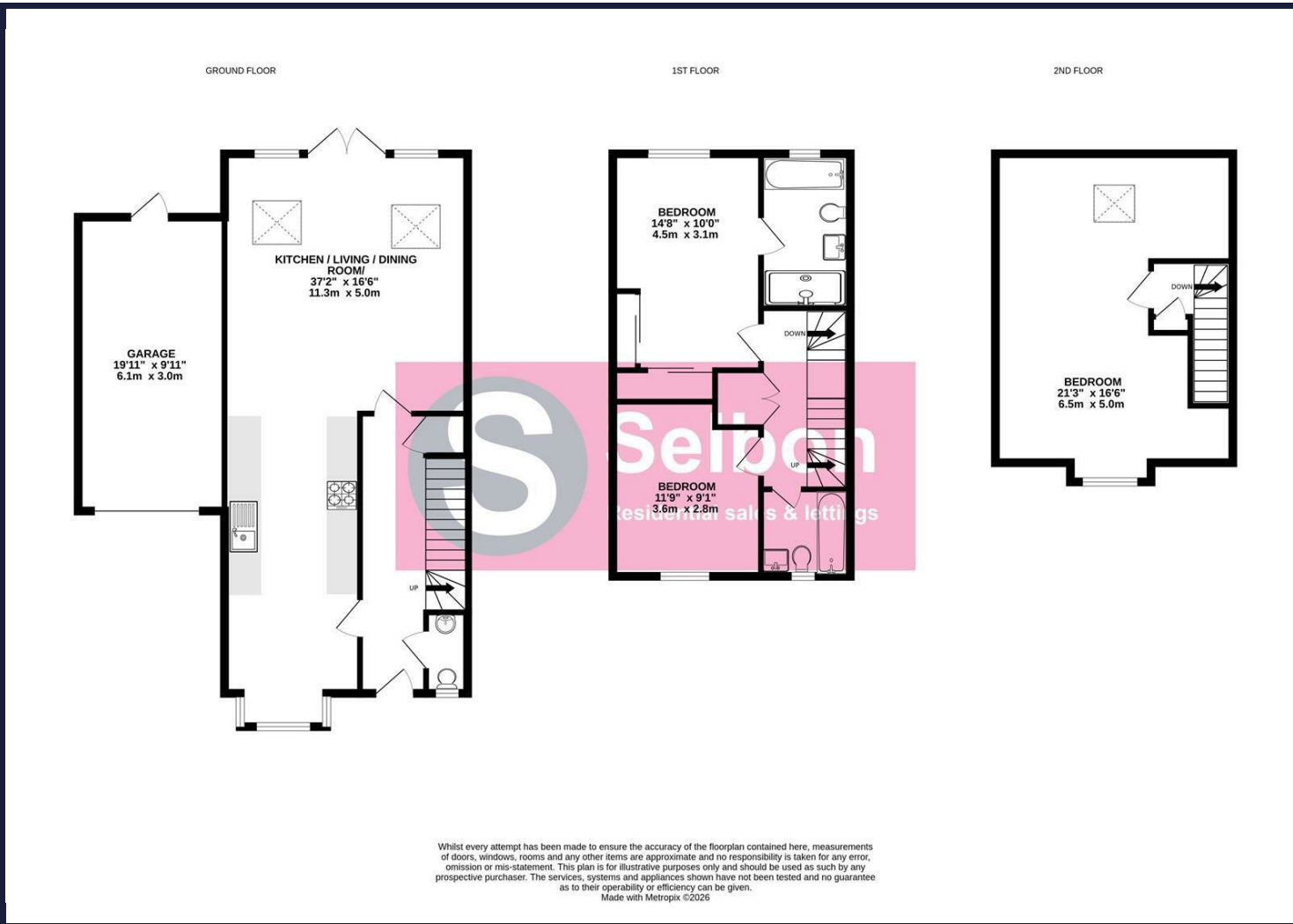




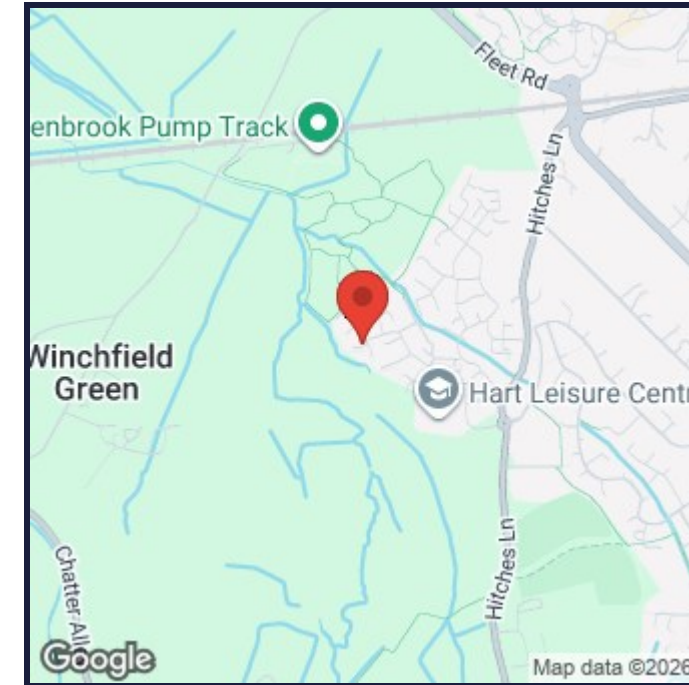




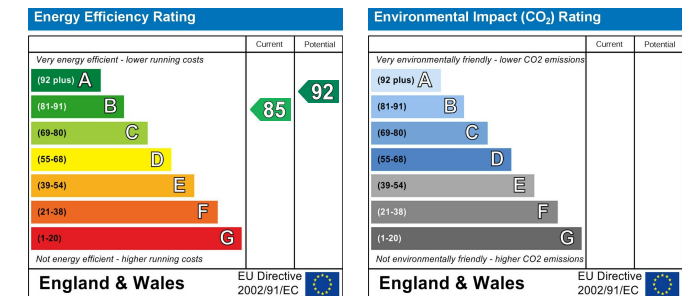
## Floor Plans



## 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

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