



Selbon

Simply Different

Kingsley Square, Fleet,
Hampshire, GU51 1AH

Offers in excess of £450,000 Freehold

3 2 1 C

01252 979300

Selbonproperty.co.uk

- End Terrace Town House
- Lounge & Kitchen/Breakfast Room (First Floor)
- Gas Radiator Heating
- Integral Garage (Potential For Conversion)
- Enclosed Rear Garden
- Entrance Hall, Bedroom, Cloakroom & Utility Room (Ground Floor)
- 2 Bedrooms, En Suite & Bathroom (Second Floor)
- Double Glazed Windows
- Driveway For One Car & Visitor Parking
- No Onward Chain

Selbon Estate Agents are delighted to offer this modern end terrace 3 storey townhouse to the market, situated on the ever popular Elvetham Heath development, within close proximity of local shops, schools and nature reserve.

The property has been thoughtfully modernised over the years with potential to be remodelled with the conversion of the integral garage, creating another bedroom or reception room, the home offers spacious and flexible living accommodation, suitable for modern day life.

The accommodation is set over three floors, accessed via the front door, the entrance hall, has stairs to the first floor landing and doors leading to a cloakroom, utility room with a door to the rear garden and bedroom three. With the set up of the ground floor, it could be fashioned as an ideal living area or work space.

The first floor landing has stairs leading to the second floor landing and doors leading to a dual aspect 20ft lounge/dining room and a 13ft refitted kitchen/breakfast room with ample work surfaces, storage units, some integrated appliances and space for table and chairs.

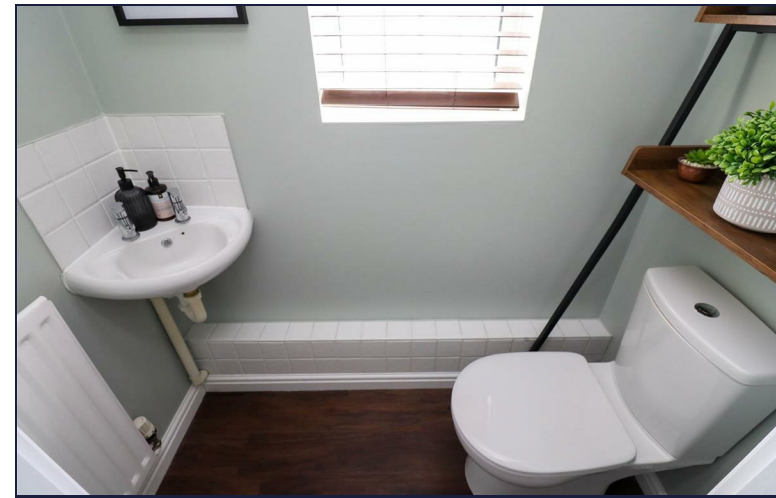
The second floor landing has doors leading to the two bedrooms with the main bedroom which measures 17ft having built-in wardrobes and an en suite shower room and there is a refitted family shower room with a white suite.

Further benefits include gas radiator heating, double glazed windows, an enclosed rear garden, integral garage and driveway parking for 1 car (there are visitor spaces in Kingsley Square).

Elvetham Heath offers a Morrison's supermarket, pub, church, school, a local nature reserve offering pleasant walking and cycle routes, as well as open playing fields and children's park, all within close proximity, of the home.

Fleet town centre with an array of shops, pubs and restaurants, Fleet mainline railway station (Waterloo line) and the M3, A30 & A3 are all easily accessible.

Offered with no onward chain, we highly recommend and early viewing to appreciate the home.



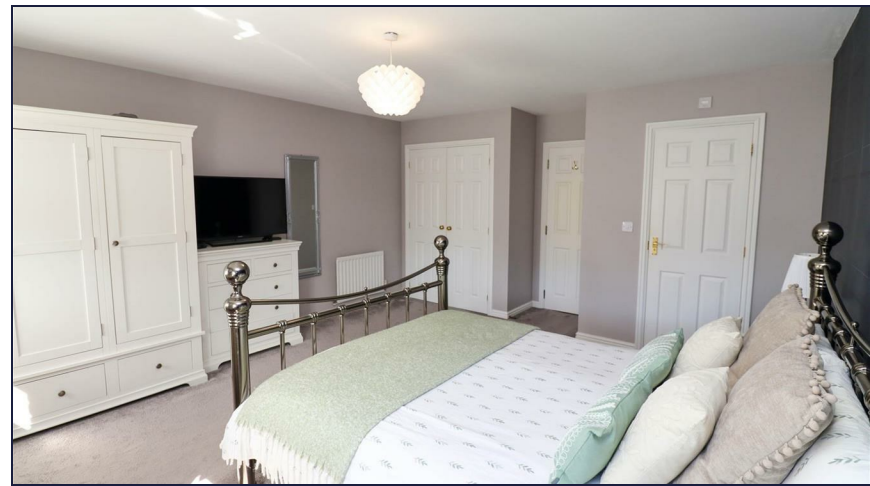
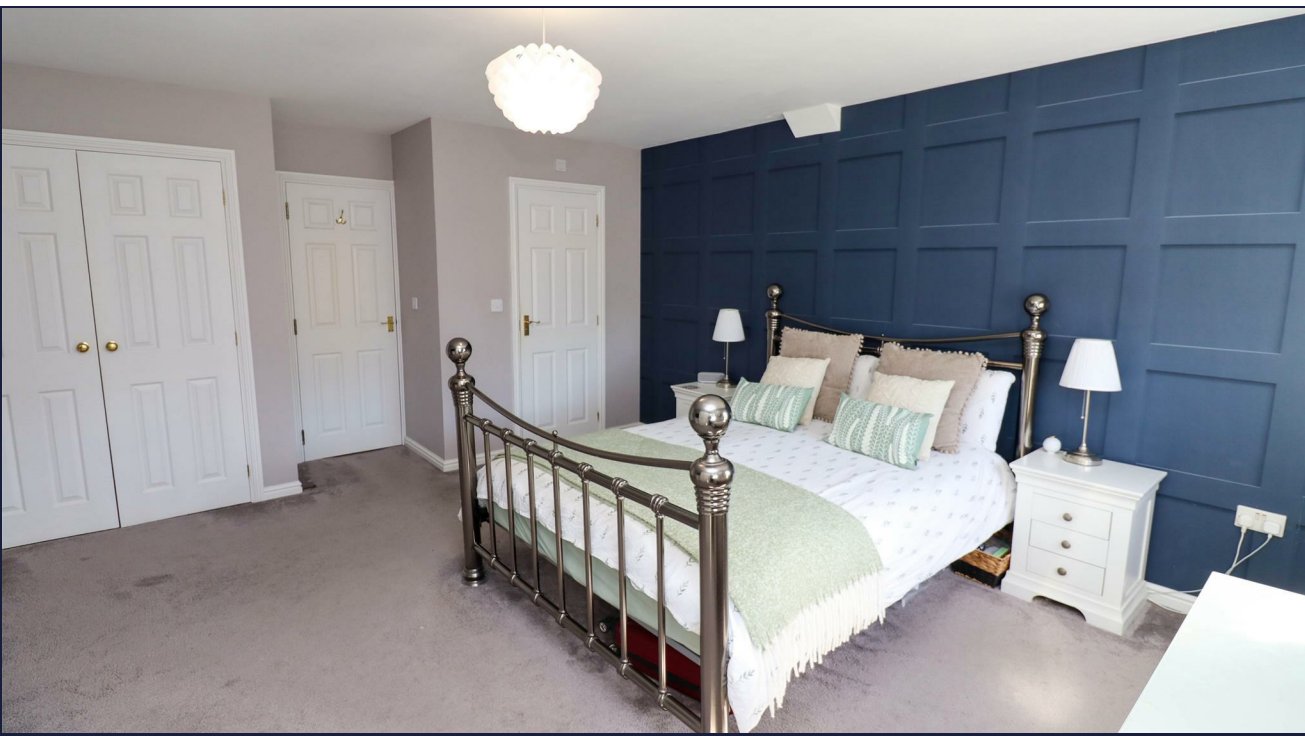






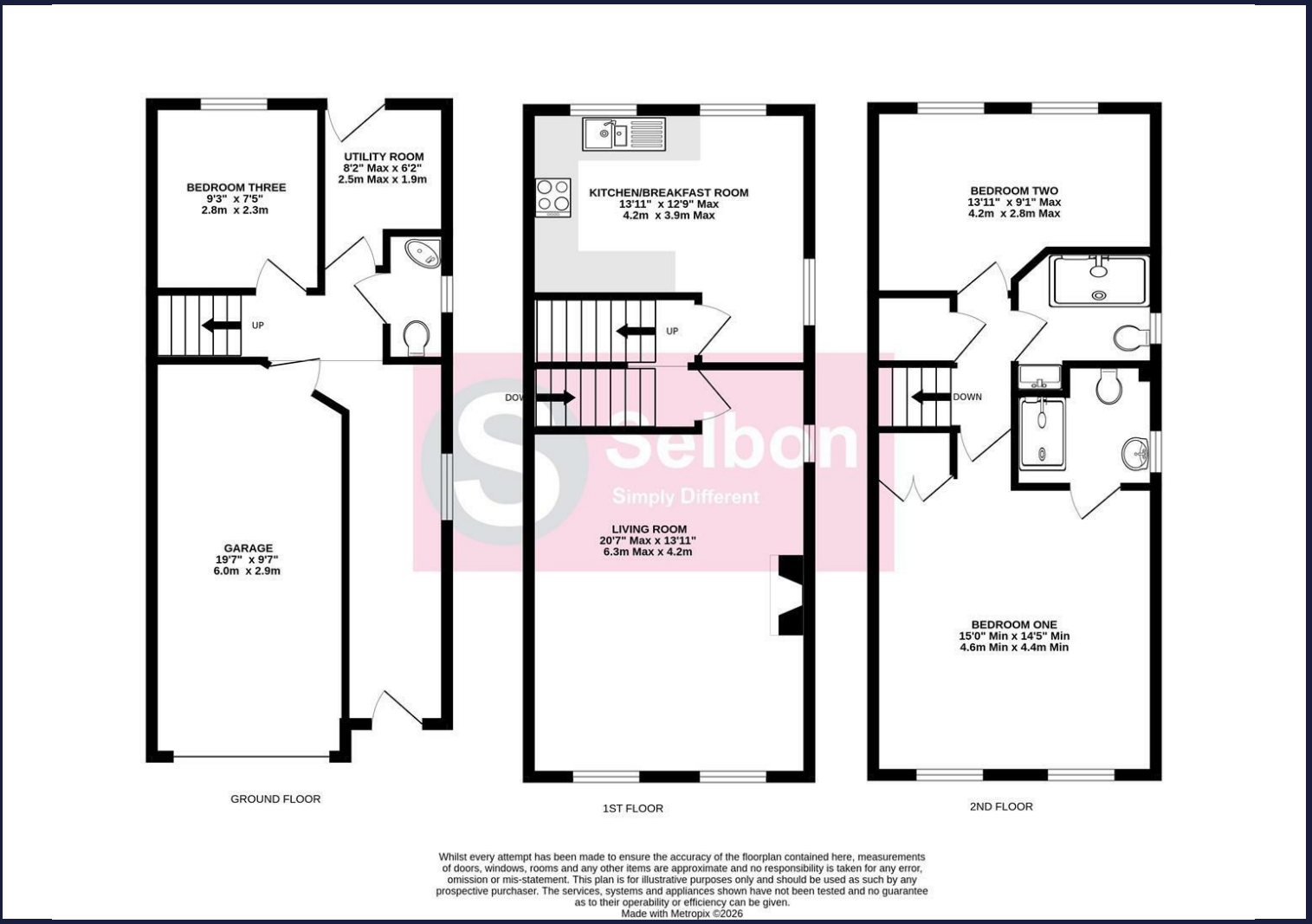








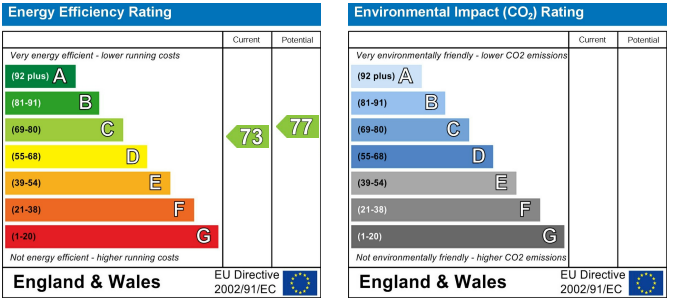
Floor Plans



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: E

We give notice that these particulars are produced in good faith and in accordance with the Digital Markets, Competition and Consumers Act 2024 (DMCC Act). 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.