



**Selbon**

Residential sales & lettings

Elvetham Crescent, Fleet,  
Hampshire, GU51 1BU

Guide price £685,000 Freehold



**01252 979300**

[Selbonproperty.co.uk](http://Selbonproperty.co.uk)

- Extended & Re-Modelled Town House
- Versatile Accommodation Over Three Floors
- Re-Fitted En-Suite to Bed 1 & En-Suite to Bed 2
- Open Plan Kitchen/Breakfast/Family Room
- Driveway Parking (2 Cars) & Garage Storage
- Elvetham Heath Development
- Five Bedrooms & Re-Fitted Family Bathroom
- Two/Three Reception Rooms
- South-Westerly Facing Rear Garden
- Close to Local School & Amenities

Selbon Estate Agents are delighted to offer to the market this five bedroom town house, ideally situated on The Crescent in Elvetham Heath. The property boasts versatile accommodation spanning across three floors and has been extended and re-modelled by the current owners.

The property offers over 2000 Sq.Ft. of flexible living space to suit a multitude of family or work requirements, with the added benefit of being in close proximity to local school and amenities.

The ground floor accommodation includes: an open plan kitchen/dining/family room with part vaulted ceiling and bi-folding doors which lead to the rear garden. The re-fitted kitchen boasts eye and base level cupboard and drawer units with Quartz worktops, built-in Neff appliances and a Quooker instant hot water tap. The kitchen and family room also benefit from underfloor heating. In addition there is a study, utility and cloakroom to the ground floor.

To the first floor there are two bedrooms, living room and a cloakroom.

The second floor boasts three further bedrooms and a re-fitted family bathroom. Both bedroom one and two both feature en-suite facilities, with the main bedroom one having been re-fitted.

Externally the South-Westerly facing garden is laid to lawn with an array of flower and shrub borders. Immediately to the rear of the property is a patio area ideal for entertaining.

To the front is driveway parking for two cars which leads to integral garage storage (part used to add the utility room)

Elvetham Heath is conveniently located with facilities including; Morrison's supermarket, pub, church, school and local nature reserve offering pleasant walking and cycle routes.

There is easy access to Fleet town centre with an array of shops, pubs and restaurants with Fleet mainline railway station (Waterloo line) also within walking distance. There are excellent communication links including the M3 & M4 motorways as well as the A30 & A3.

**Agent Note:**

Please note the property was constructed at an angle. With the front width measuring 17ft. in width, whilst the rear measures 29ft. in width. Floorplan drawn is not to scale and is for illustration purposes only.









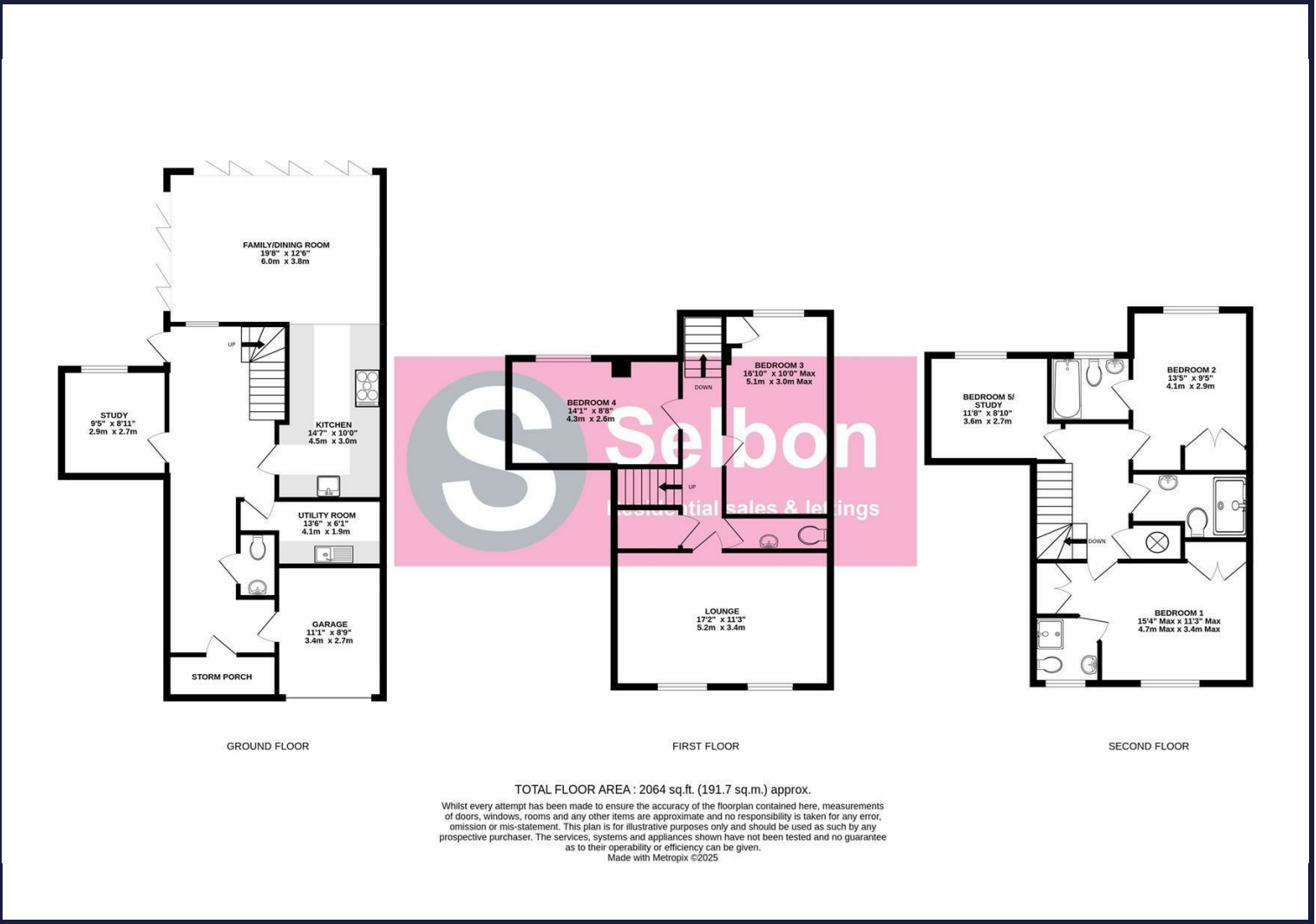




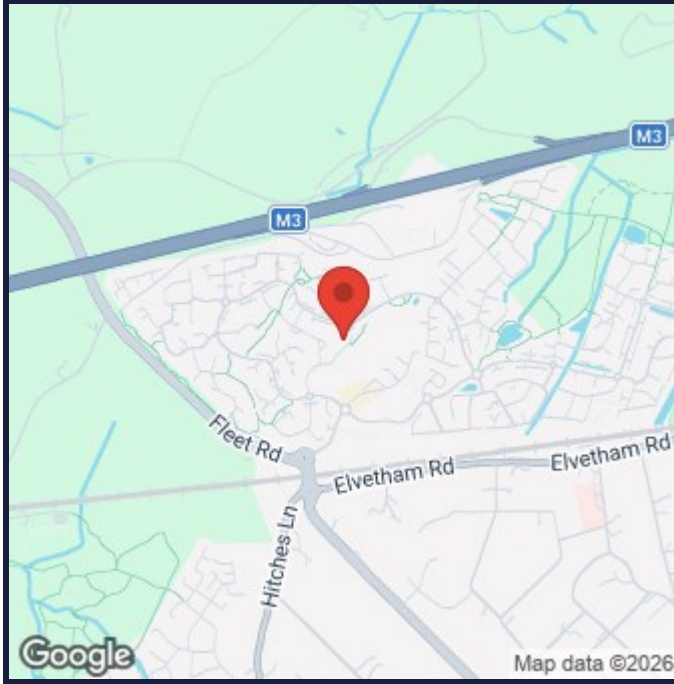




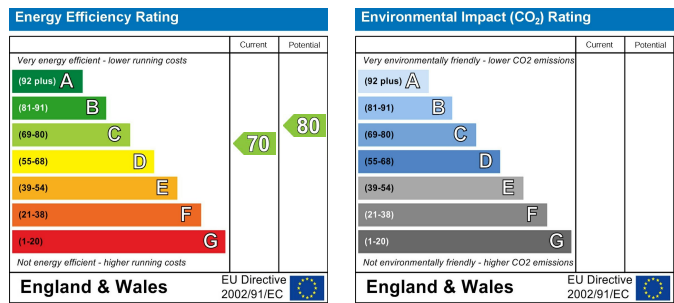
Floor Plans



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: F

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