



Selbon

Residential sales & lettings

Florence Road, Fleet,
Hampshire, GU52 6LG

Guide price £700,000 Freehold



01252 979300
Selbonproperty.co.uk

- Detached Family Home
- 25ft. Living/Sitting Room
- Dining Room & Cloakroom
- Mature Rear Garden Measuring Over 150ft.
- Close to Local Schools & Fleet Town Centre
- Four Generous Bedrooms
- Kitchen & Conservatory
- Family Bathroom
- Driveway Parking, Carport Parking & Garage
- Scope to Extend (S.T.P.P)

Selbon Estate Agents are delighted to offer to the market this four bedroom detached family home built around 1926, offering versatile accommodation over two floors and situated in this non-estate location in Fleet, close to local schools.

This fabulous home has been in the family since 1938 and has vast scope to extend and re-model, subject to usual planning permissions.

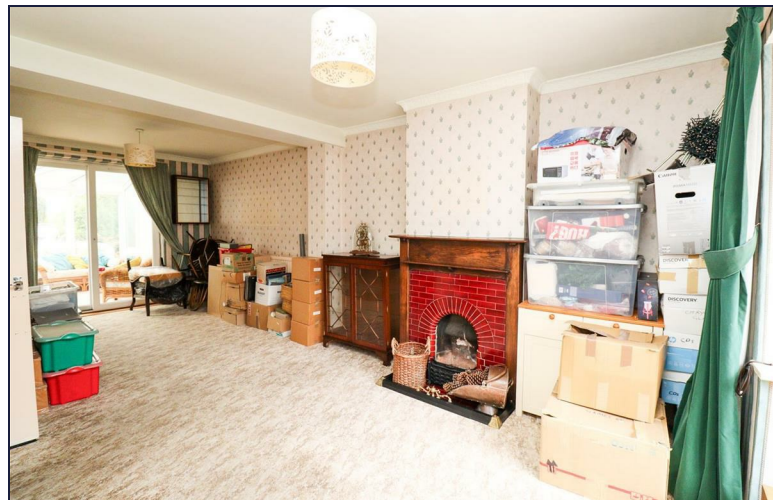
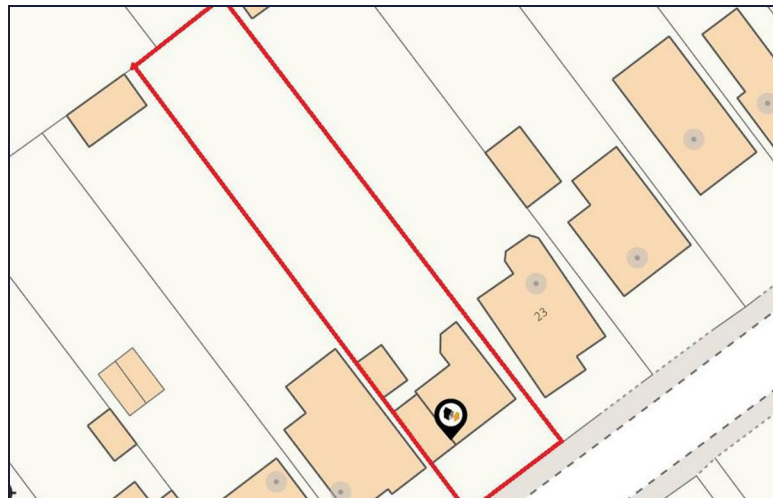
On entering the property you are welcomed into a porch area. The principle accommodation includes; 25ft. living/sitting room with feature fireplace and patio door to the conservatory. A dining room also with feature fireplace, kitchen and a cloakroom. The kitchen comprises; eye and base level cupboard and drawer units under a roll top work surface. Inset sink with mixer tap, space for cooker, washing machine and fridge/freezer. There is also space for a dining table and access to the side of the property.

To the first floor are four generous bedrooms and a family bathroom. Bedroom one and two both have feature fireplaces.

A particular feature of this home is the mature rear garden that measures in excess of 150ft. in length by 40ft. in width. The garden is predominately laid to lawn with an array of mature flower beds and evergreen borders. There are several patio areas as well as an area of hardstanding for greenhouse.

To the front the garden is enclosed by evergreen borders and two areas of lawn. The driveway and carport provide off-street parking for several vehicles, which leads to a detached garage with up and over door.

Fleet town centre is a short drive with an array of shops, bars and restaurants. There is easy access to walking, running and cycling routes including Velmead woods, Basingbourne Woods and the Basingstoke canal. Local amenities can also be found at Linkway including Richmond doctors surgery. Fleet mainline railway station and access to the M3 are a short drive away.





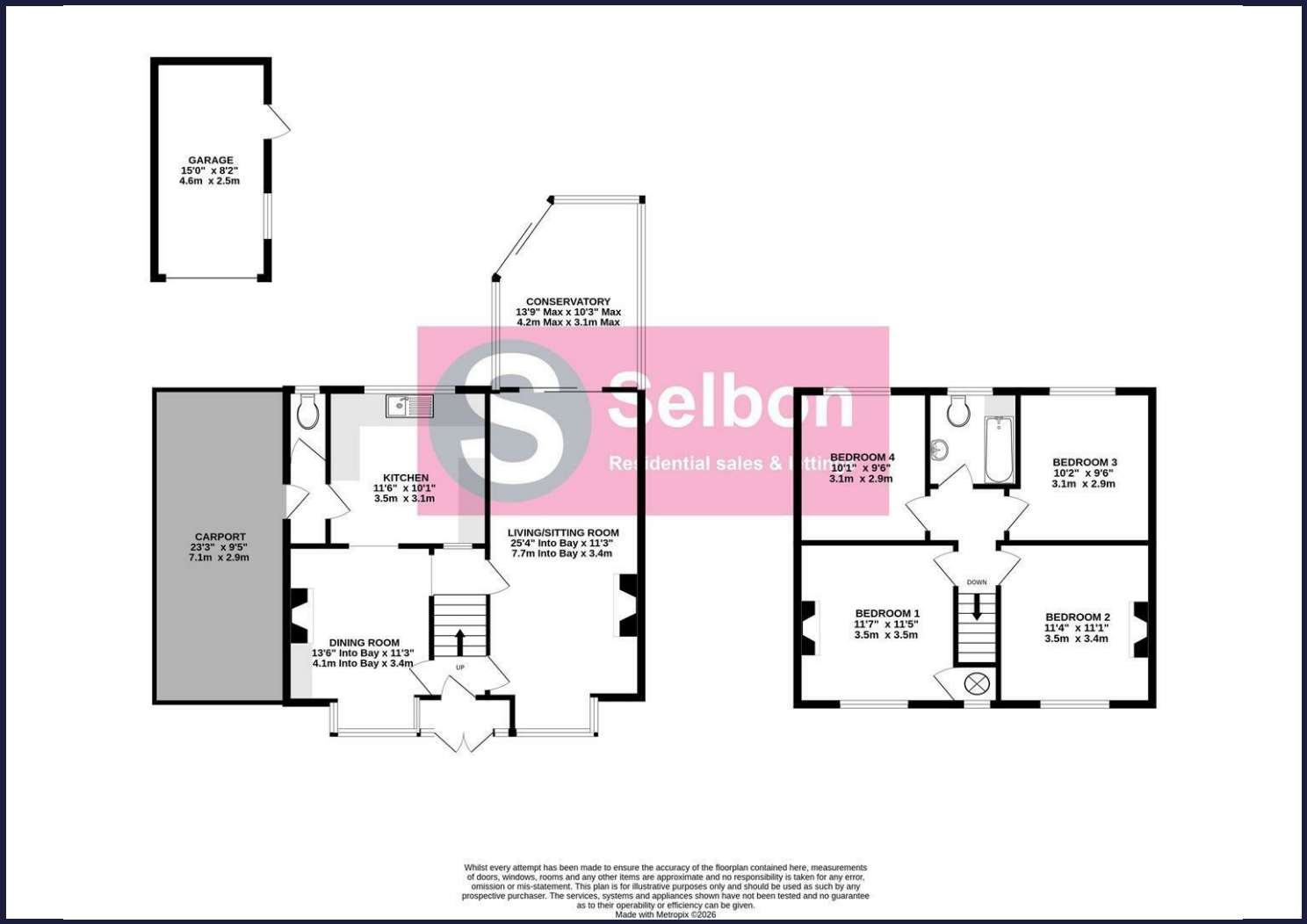




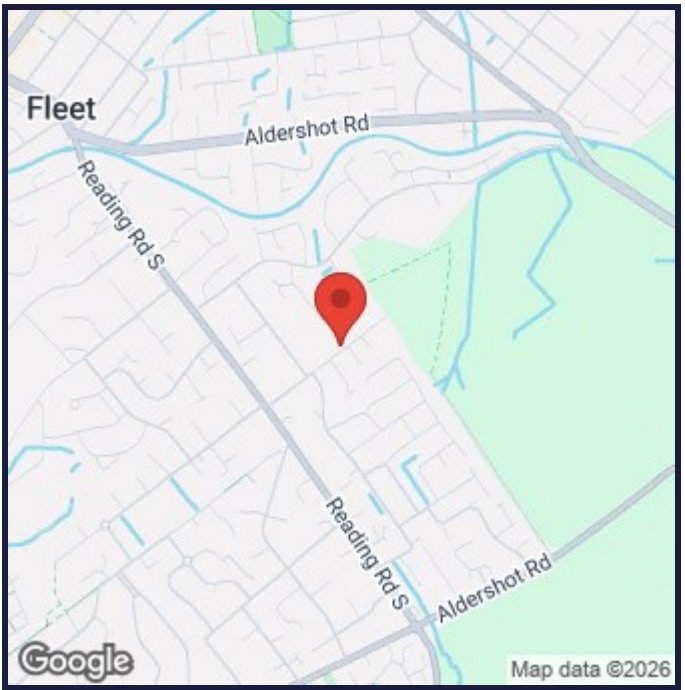




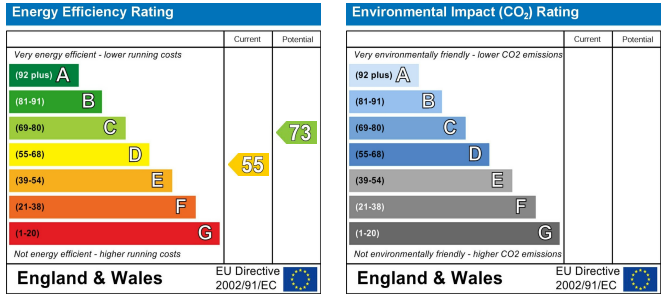
Floor Plans



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

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.

Council Tax Band: E