



Selbon

Residential sales & lettings

Spring Woods, Fleet,
Hampshire, GU52 7SU
Offers over £500,000 Freehold



01252 979300
Selbonproperty.co.uk

- Semi-Detached Family Home
- Heatherside & Courtmoor Area
- Re-Fitted Kitchen
- Approx. 70ft. Mature Rear Garden
- Ample Driveway Parking & Garage
- Three Bedrooms
- Living Room & Dining Room
- Re-Fitted Shower Room
- Potential to Extend (S.T.P.P)
- Close to Local Amenities & Fleet High Street

Selbon Estate Agents are delighted to offer to the market for the first time in almost 60 years, this three bedroom semi-detached family home, ideally located in this non-estate location in Fleet.

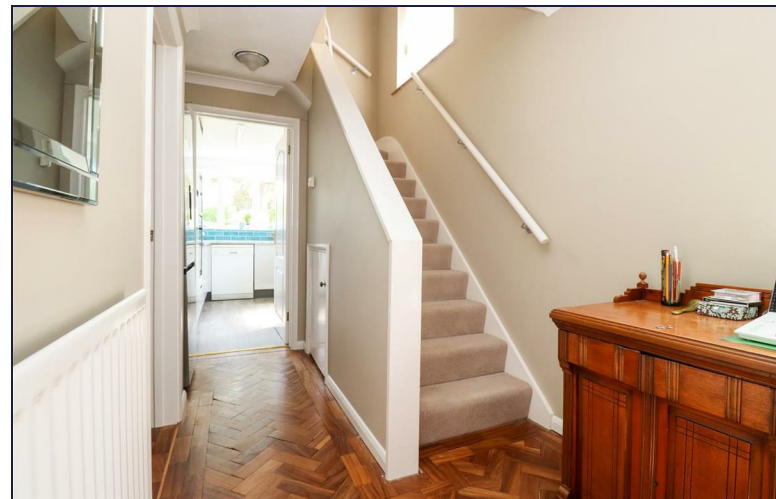
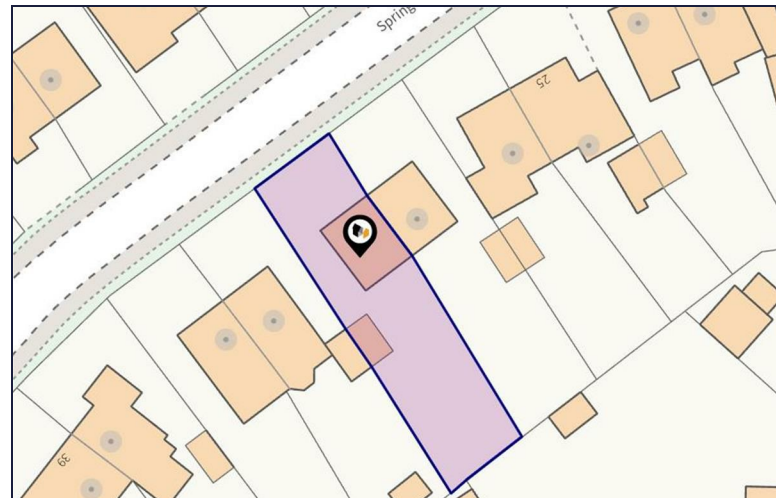
One of the main benefits is the catchment area for local schools, including being a stones throw away from Courtmoor school. The current catchment areas are Heatherside Infant & Junior schools and Courtmoor Secondary school.

On entering the property you are welcomed into a reception hallway with stairs to the first floor and storage cupboard. The ground floor accommodation includes; living room, dining room and kitchen. The kitchen has been re-fitted with eye and base level cupboard and drawer units. Inset sink with mixer tap, floor mounted boiler, door to side of property, space and plumbing for washing machine and dishwasher. Built-in NEFF appliances include; oven, hob and extractor hood over.

To the first floor are three bedrooms and a re-fitted shower room with hand wash basin and separate shower cubicle. In addition there is also a separate toilet with low level W.C.

The garden is one of the main features of this stunning property, which is South-Easterly facing and measures approxiamely 70ft. in length by 30ft. in width.

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.



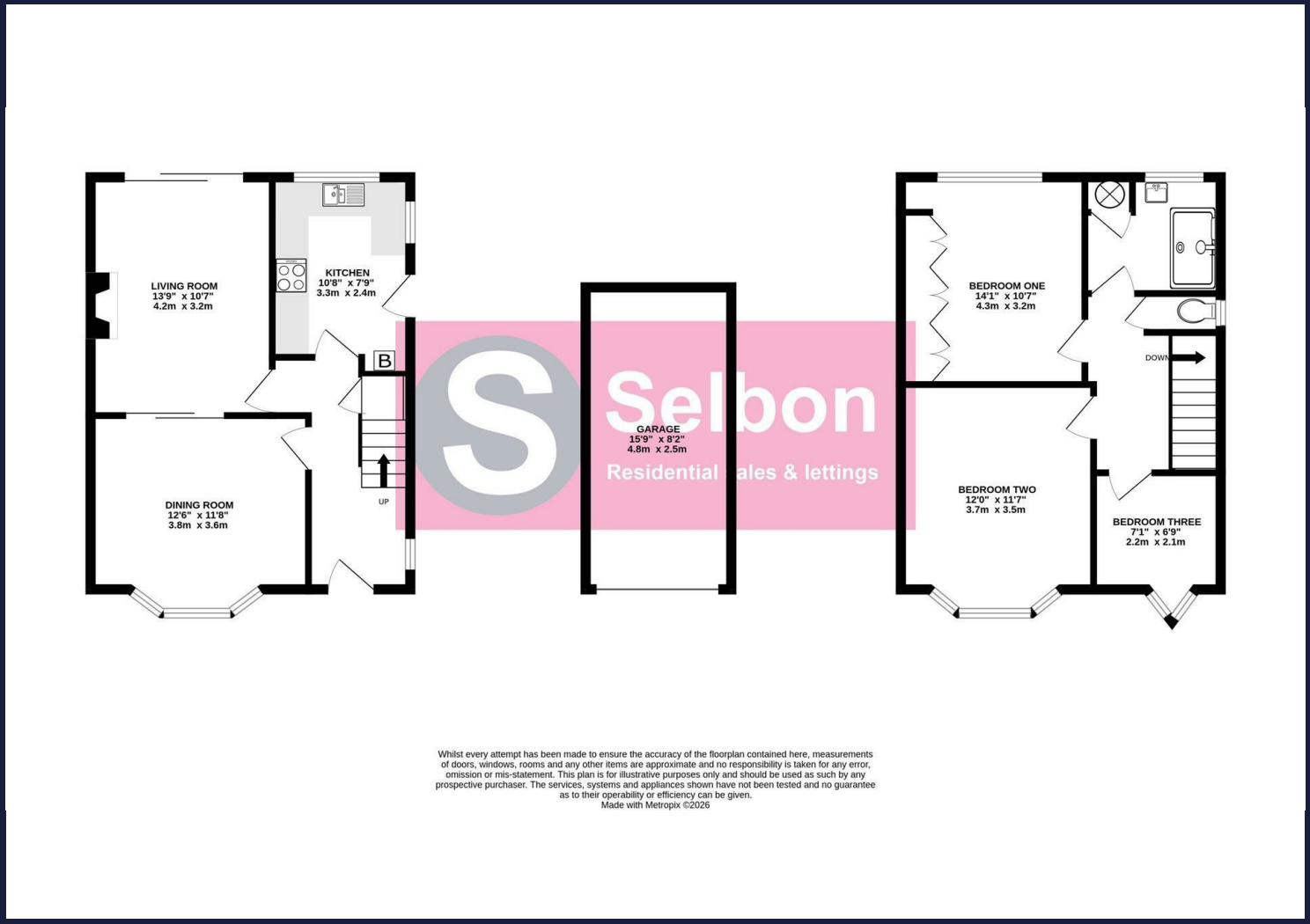




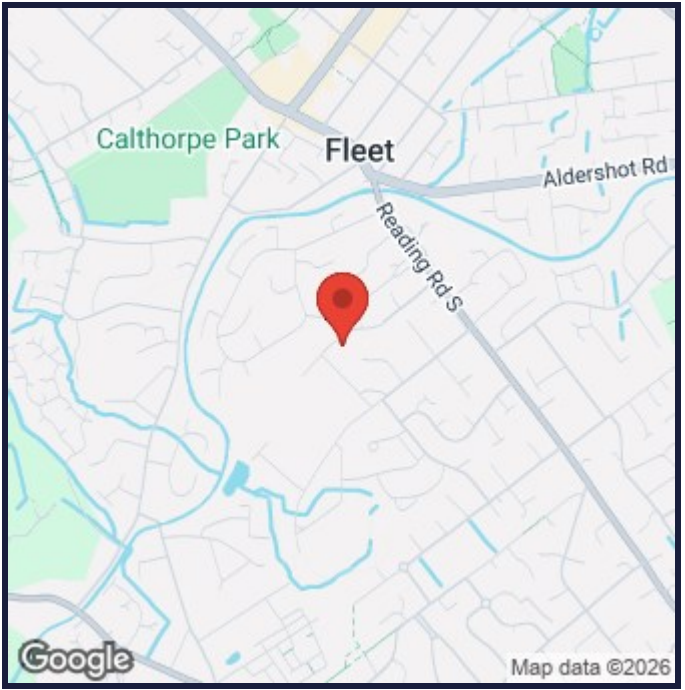




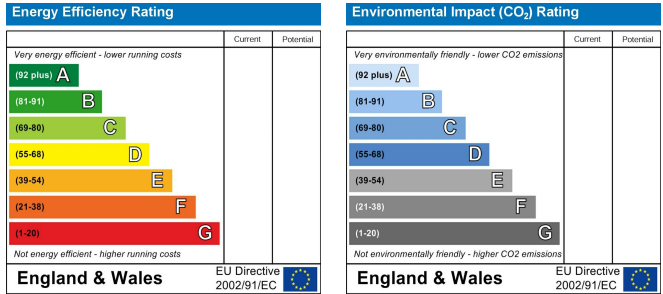
Floor Plans



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

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Council Tax Band: E