



**Selbon**

Residential sales & lettings

East Hundreds, Fleet,  
Hampshire, GU51 1HL

Guide price £550,000 Freehold



**01252 979300**

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

- Four Bedrooms
- Three Refitted Bathrooms
- Two Reception Rooms
- Garage with Driveway Parking
- Close to Local School & Amenities
- Spacious and Flexible Accommodation
- Generous Utility Room
- Enclosed Rear Garden
- Close To Nature Reserve
- Sought After Location

Selbon Estate Agents are delighted to offer to the market this four-bedroom town house which is situated on the sought-after development of Elvetham Heath. Benefits to this property include three refitted bathrooms, a spacious utility room, two reception rooms, a garage with driveway parking and added benefit of being within close proximity of Elvetham Heath Primary School.

Accommodation comprises of a spacious entrance hall which leads to the light and airy kitchen which has been fitted to a high standard and offers a range of units, work surfacing, integrated appliances and additional appliance space. Next to the kitchen is the generous utility room which offers access to the rear garden. The ground floor accommodation is finished with the family/dining room which offers bi-folding doors to the rear garden and the downstairs W.C.

On the first floor the property offers a living room which overlooks the rear garden and feature fireplace. Bedroom four is found on the first floor which offers the added benefit of a refitted en-suite shower room.

The second-floor accommodation offers three generous bedrooms with the main bedroom offering built in wardrobes and a refitted en-suite shower room. The second-floor accommodation is finished with family bathroom which offers a bath, sink and toilet.

The beautifully presented rear garden is offers artificial grass with well-established flower and shrub beds throughout. To the rear of the garden is a spacious patio area and at the bottom of the garden is a decking area which is ideal for al fresco dining. To the front there is driveway parking with access to the single garage.

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













