

Selbon
Simply Different

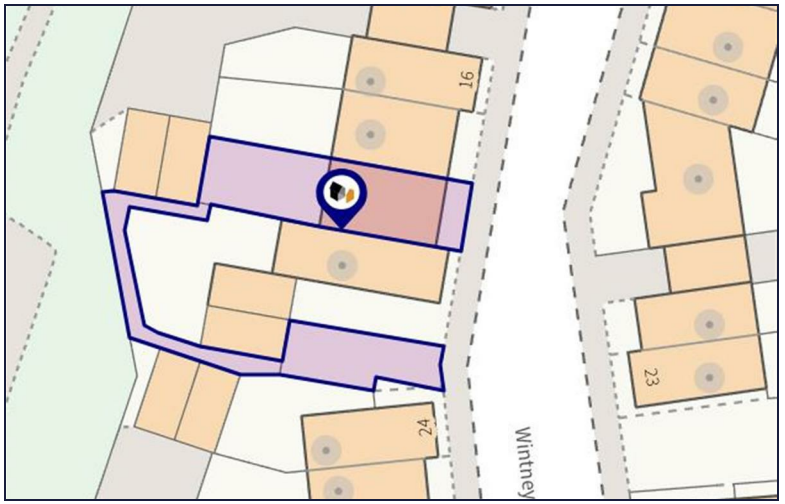
Wintney Street, Fleet,
Hampshire, GU51 1AN

Guide price £500,000 Freehold

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01252 979300
Selbonproperty.co.uk

- Elvetham Heath Development
- 15ft. Living Room
- Entrance Hallway & Cloakroom
- Westerly Facing Rear Garden
- Close to Local Schools & Amenities
- Four Bedrooms
- Re-Fitted Kitchen/Breakfast Room
- En-Suite to Bedroom 1 & Family Bathroom
- Driveway Parking & Garage
- Gas Central Heating & Double Glazed Windows







Selbon Estate Agents are delighted to offer to the market this four bedroom family home, ideally located in the heart of Elvetham Heath, close to the school and amenities.

The current owners have updated the property which is offered for sale in excellent condition throughout.

On entering the property you are welcomed into a reception hallway with stairs to the first floor and door to cloakroom with white suite. The 15ft. rear aspect living room boasts patio doors to the rear garden. The kitchen has been re-fitted and comprises; eye and base level cupboard and drawer units with inset sink. Built-in appliances include: double oven, hob with extractor over, fridge and freezer. There is space and plumbing for washing machine and space for a dining table.

To the first floor there are three bedrooms and the family bathroom. Bedroom one benefits from built-in wardrobes and an en-suite shower room. The bathroom comprises enclosed bath with mixer tap, handwash basin and W.C.

To the second floor is the four bedroom which measures around 21ft. into the bay windows and has a range of built-in wardrobes and drawers.

Externally the Westerly facing rear garden is laid to artificial lawn and enclosed by timber fencing. Immediately to the rear of the property is a patio area ideal for entertaining.

To the side of the property is driveway parking for two cars which leads to a garage with up and over door.

Elvetham Heath is a development with a wealth of amenities including a supermarket, primary school, church and public house. Various activities and facilities are enjoyed by the local community including a football pitch, cycling and running clubs.

Fleet has excellent commuter links by both rail and road. There are regular trains to London Waterloo taking around 43 minutes and the town is located off Junction 4a of the M3 motorway which links to the M25. Fleet town centre offers comprehensive shopping and leisure facilities, restaurants, bars and coffee shops,.



















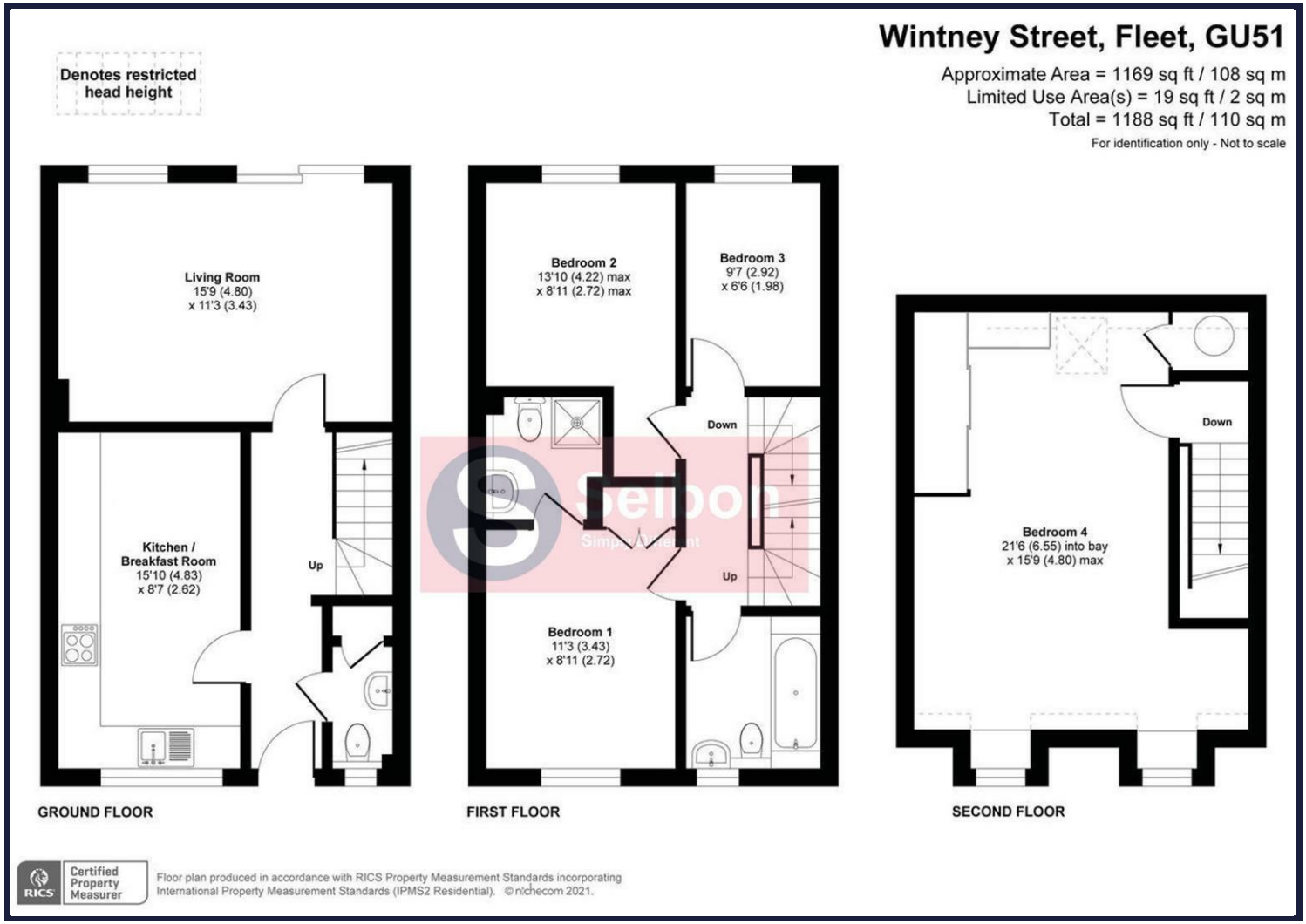

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Char-Broil

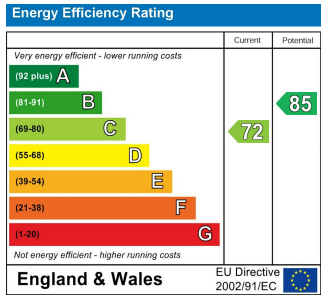
Floor Plans

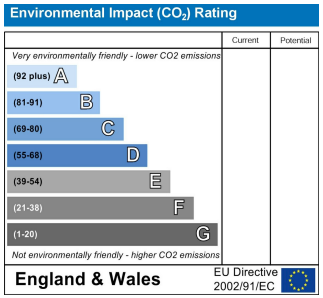


Area Map



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: D

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