



**Selbon**

Residential sales & lettings

King Henry Road, Fleet,  
Hampshire, GU51 1JH

Offers over £450,000 Freehold



**01252 979300**

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

- Sought After Location
- Three Bedrooms
- Kitchen/Breakfast Room
- Two Bathrooms
- Living Room
- Spacious and Flexible Accommodation
- Garage with Allocated Parking
- Enclosed Rear Garden
- Downstairs W.C
- Close Proximity of Elvetham Heath Nature Reserve

Selbon Estate Agents are delighted to offer to the market this three bedroom end of terrace home which is situated within the sought after development of Elvetham Heath. Benefits to this property include a garage with allocated parking, kitchen/breakfast room, two bathrooms and scope to extend STPP.

Accommodation comprises of a spacious entrance hall leading to the light and airy living room with a feature fireplace and access into the kitchen. The kitchen/breakfast room offers a range of units, work surfacing, integrated appliances, and space for additional appliance space. Within the kitchen you have a set of French doors which lead into the rear garden. The accommodation on the ground floor is finished, with understairs storage and a generous downstairs W/C.

Upstairs the property offers three bedrooms with the main bedroom benefiting from built in wardrobes and ensuite shower facilities. The accommodation is finished with the main bathroom which offers sink, toilet and bath with shower overhead.

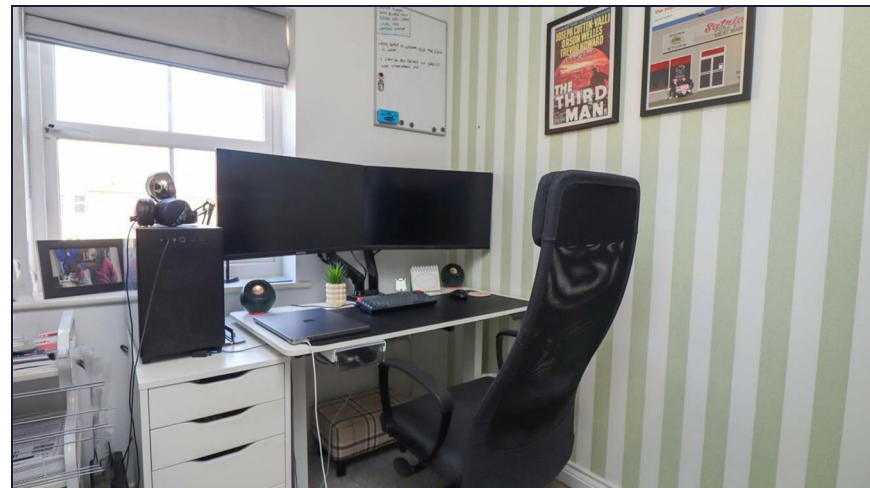
Outside the rear garden is mainly laid to lawn with a mixture of flowers and trees throughout. Outside the back of the property is a small patio area which is ideal for al fresco dining. To the side of the property you have a garage with allocated parking.

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, schools for all age groups, churches of various denominations and various health care services.





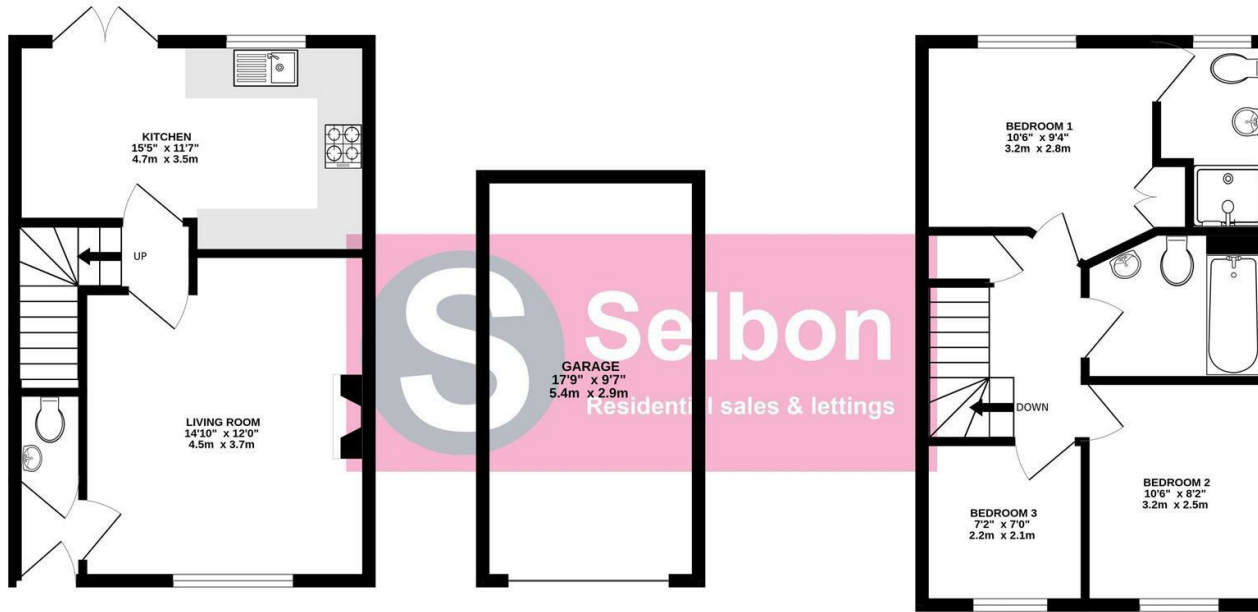








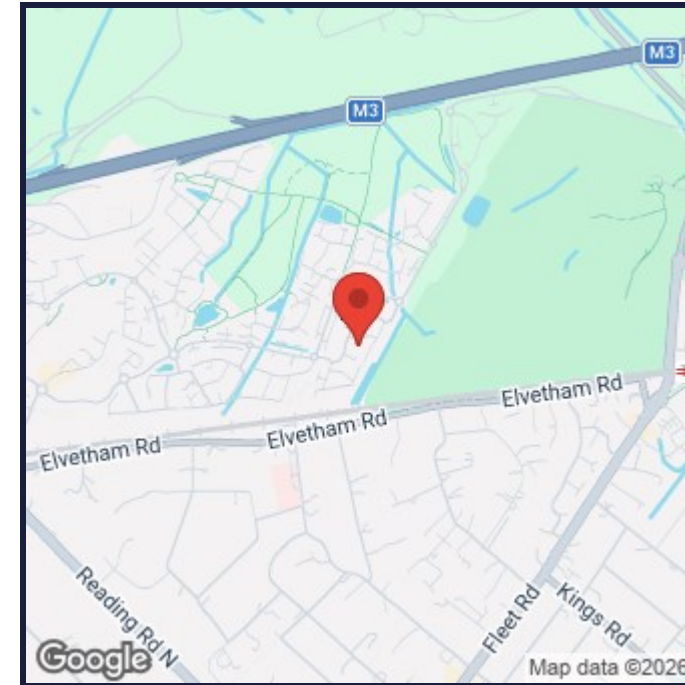
## Floor Plans



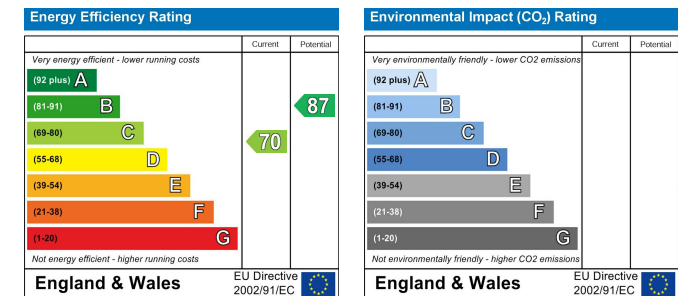
TOTAL FLOOR AREA : 909 sq.ft. (84.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2026

## 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: D

**Selbon Property Services Ltd**

Registered Office, 16 Levignen Close, Church Crookham, Fleet, Hampshire, GU52 0TW

Company Registration Number: 12108205 VAT Number: 370 7956 65

Tel: 01252 979300 Email: sales@selbonproperty.co.uk