



Selbon

Simply Different

Pondtail Road, Fleet,
Hampshire, GU51 3JF
Offers in excess of £575,000 Freehold

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01252 979300
Selbonproperty.co.uk

- Detached Family Home
- Lounge, Dining Room & Conservatory
- 4 Bedrooms & Shower Room
- 35ft Garage & Driveway Parking
- Pondtail Location
- Entrance Hall & Cloakroom
- Kitchen/Breakfast Room
- Gas Radiator Heating & Double Glazed Windows
- Enclosed Rear Garden
- No Onward Chain

Selbon Estate Agents are delighted to offer this detached family home to the market, situated in the ever popular Pondtail area of Fleet.

The home offers a wonderful opportunity for the next owner to put there own stamp on the property, by the way of modernising and remodelling. Ideal for a professional couple, growing family or those looking to downsize, retaining good size accommodation without the burden of a large plot.

Accessed via the driveway the front door lead to the entrance hall with stairs to the first floor landing, as well as doors leading to the cloakroom, lounge, study and kitchen.

The cloakroom has a white suite, the 8ft study has a front aspect window, the 16ft bay fronted lounge has double doors leading to the entrance hall and open plan access to the dining room, which in turn has double glazed sliding doors to the 10ft conservatory. The ground floor accommodation is complete by a 12ft kitchen/breakfast room with ample worksurfaces, eye and base level storage units and appliance space.

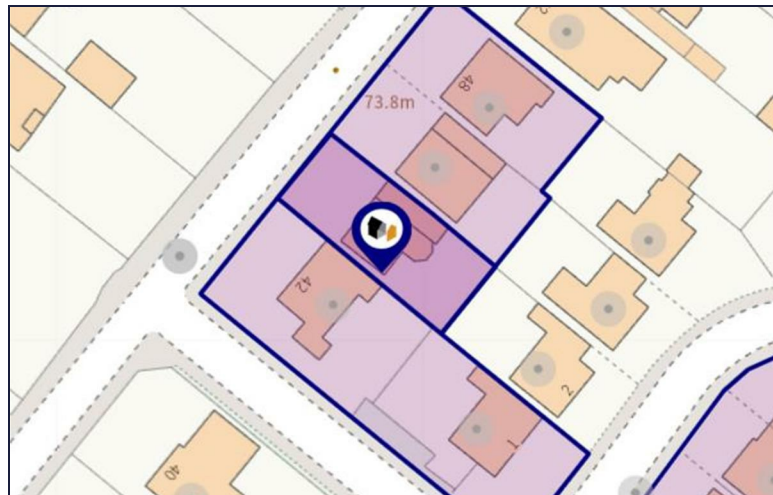
The first floor landing has access to the loft and there are doors leading to the four bedrooms and the refitted shower room.

Further benefits include gas radiator heating, double glazed windows, an enclosed south easterly enclosed rear garden, an open plan front garden, an attached 35ft double length garage and a tandem driveway with parking for two cars. There is potential to create further parking by utilising the front garden.

Pondtail is an ideal setting for easy access to the town centre with an array of shop, bars and pubs and mainline railway station (Waterloo Line), for those who love the out doors, there is Velmead Woods and the Basingstoke canal a short distance away.

Fleet pond is within close proximity, offering wonderful walking, running and cycling routes & the home is currently in the catchment area for some of Fleet's most sought after schools.

Offered with no onward chain, we highly recommend and early viewing to avoid disappointment.





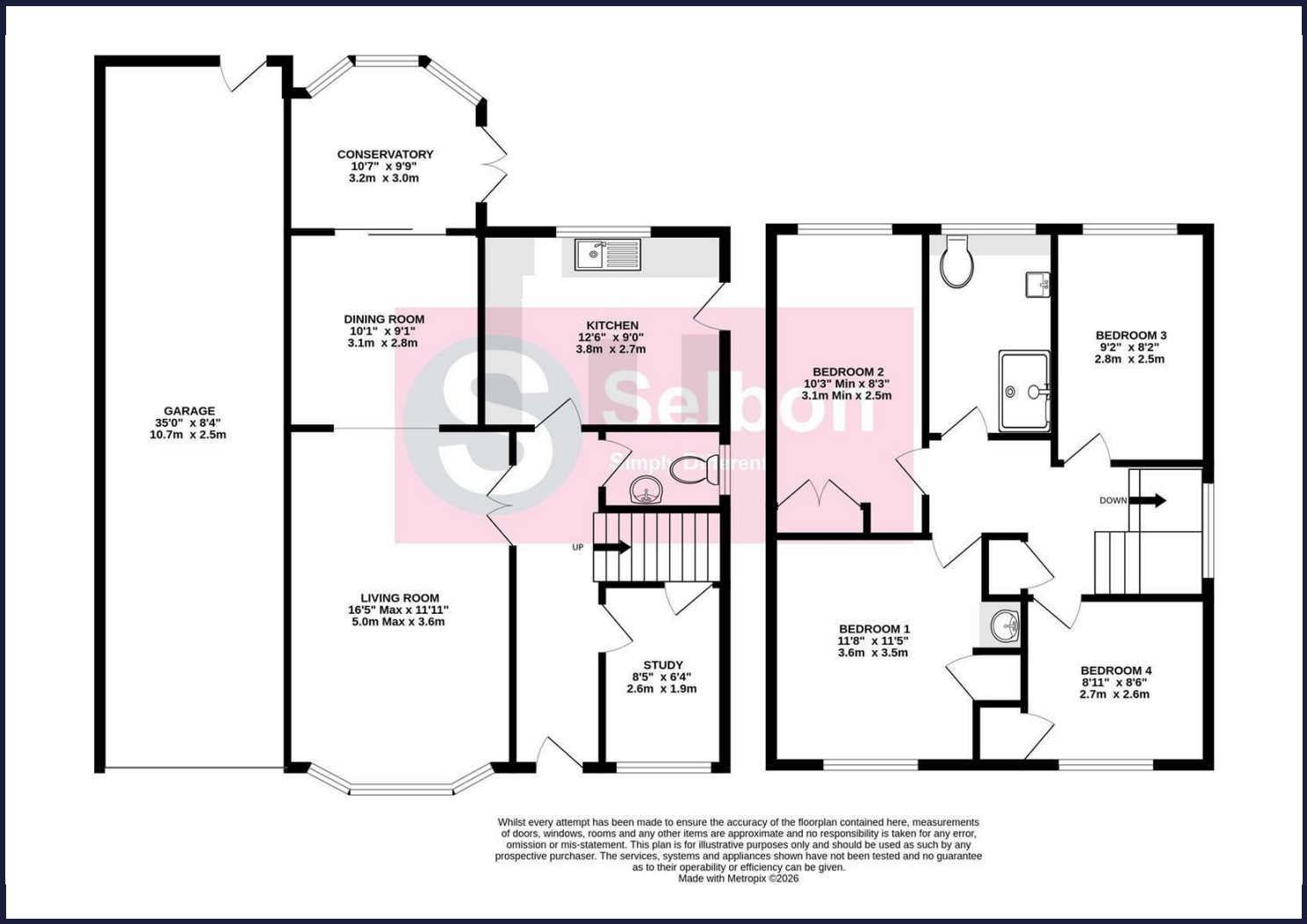








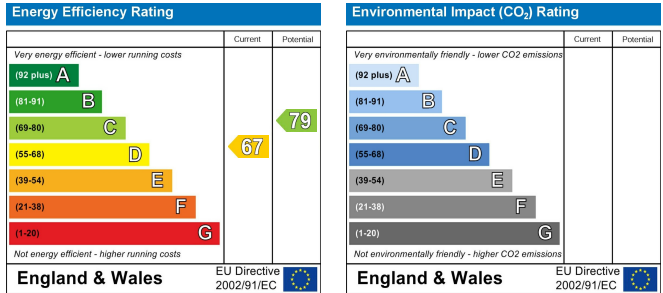
Floor Plans



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: F