

Selbon
Simply Different

Burnside, Fleet,
Hampshire, GU51 3RE
Offers over £675,000 Freehold

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Selbonproperty.co.uk

- Sought After Location
- Open Plan Refitted Kitchen/Dining/Living Room
- Garden Studio
- 95ft Rear Garden backing onto Oakley Park
- Double Glazing and Gas Central Heating
- Spacious and Flexible Accommodation
- Two Refitted Bathrooms
- Cul-De-Sac Location
- Driveway Parking and Garage
- Close Proximity of Fleet High Street and Train Station







Selbon Estate Agents are delighted to offer to the market this three/four-bedroom detached home which is situated within a sought-after cul-de-sac location in Fleet. Benefits to this property include a 95ft enclosed rear garden which backs onto Oakley Park, ample driveway parking, an open plan kitchen/dining/living room and scope to extend STPP.

Accommodation comprises of a generous entrance hall which sets the scene for exploring this property. The 18ft kitchen/dining room has been finished to a high standard and offers a range of units, a breakfast bar, oak work surfacing, underfloor heating, integrated appliances, additional appliance space and wonderful views with access to the rear garden. The living room offers a feature fireplace, oak flooring and bi-folding doors. The ground floor accommodation is finished with the conservatory, study/bedroom four and a refitted downstairs W.C.

On the first floor you have a beautiful galleried landing and three generous bedrooms which all benefit from built in wardrobes. The dual aspect main bedroom offers a refitted en-suite shower room. The accommodation on the first floor is finished with the family bathroom that has been refitted to offer a walk-in shower, bath, toilet and basin.

The charming 95ft rear garden is mainly laid to lawn with well-established flowers, shrubs, and trees throughout. The garden offers a high degree of privacy, with a spacious patio area ideal for al fresco dining at the rear of the property and a second patio at the bottom of the garden. At the rear of the garden a useful 18ft garden studio can be found which offers power and the opportunity to be used as a home office, gym or games room.

At the front of the property, you have a small lawn area and a delightful stream with a bridge leading to the driveway. At the rear of the garage area the owners have created a useful utility room with power and water.





























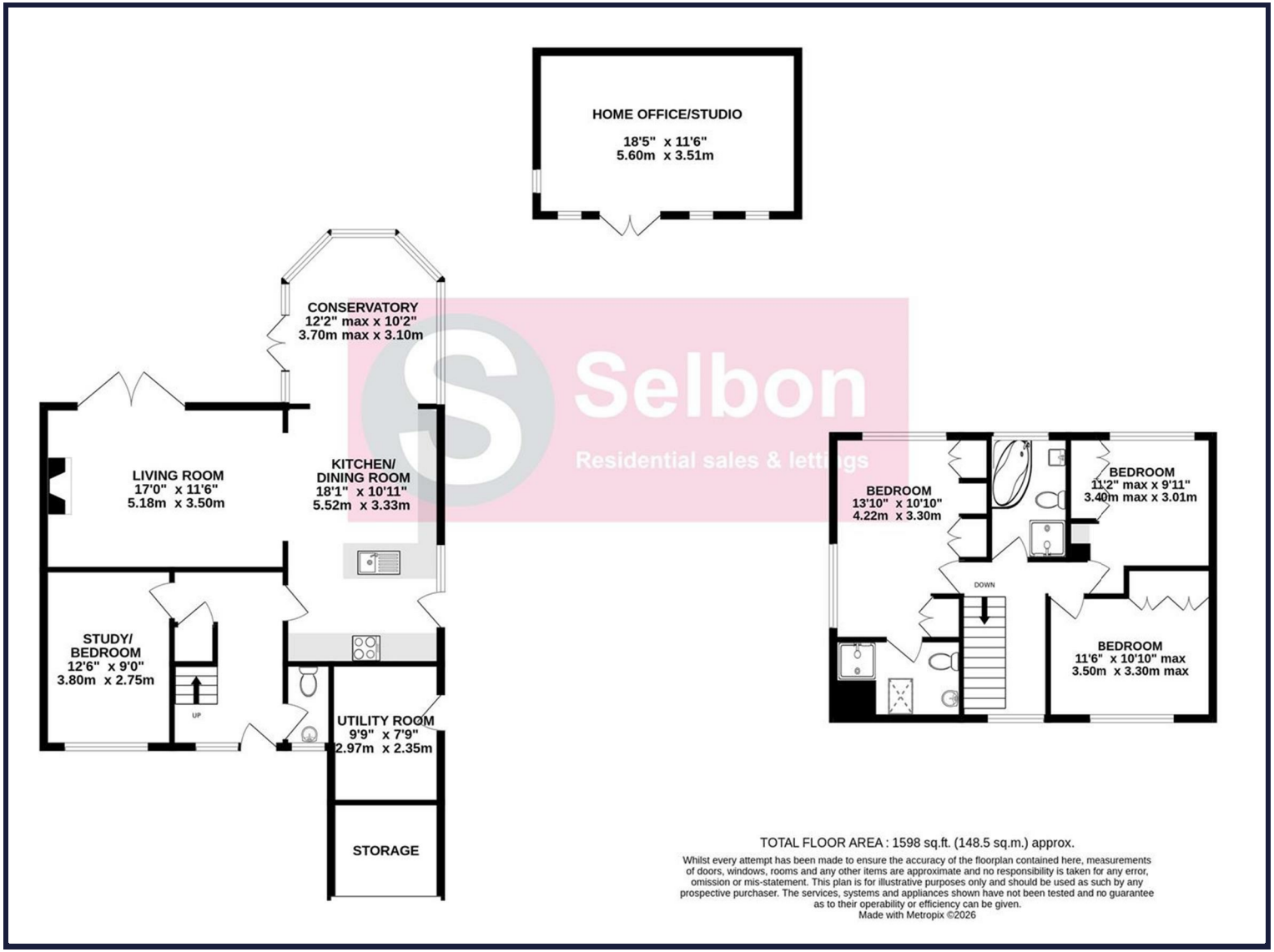








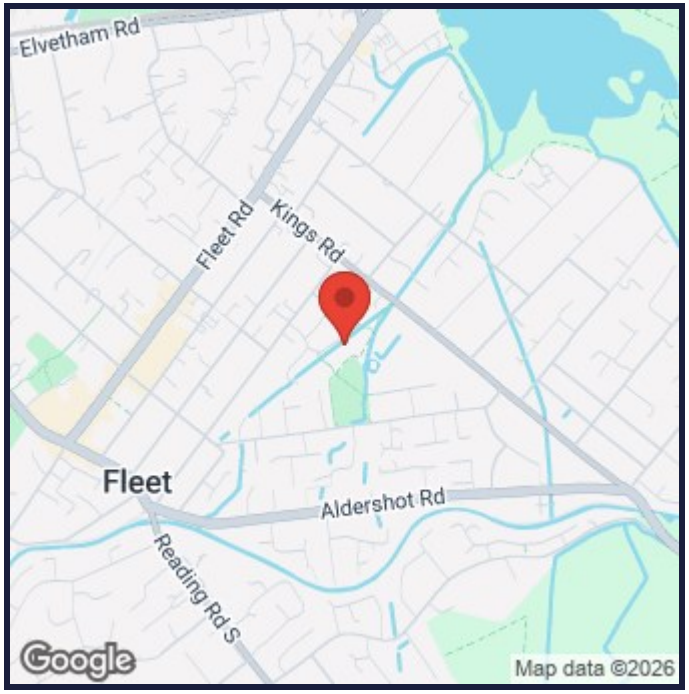
Floor Plans



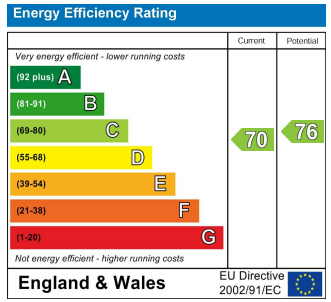
TOTAL FLOOR AREA : 1598 sq.ft. (148.5 sq.m.) approx.

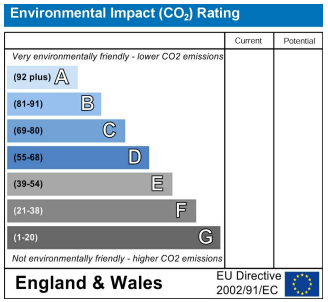
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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Area Map



Energy Performance Graph





Council Tax Band: F

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