

4 Waleron Road, FLEET, Hampshire.  
GU51 1GD.



**£630,000** Freehold



An attractive double fronted four bedroom detached house offering family sized accommodation, situated on the favoured Elvetham Heath development, convenient for Fleet town centre, mainline railway station and access to the M3 motorway nearby.

On the ground floor the accommodation offers lounge, study, 21' kitchen/breakfast room, utility room and cloakroom, and on the first floor there are four bedrooms, bedroom 1 with an en suite shower room, and a family bathroom. Outside is a garage with an up and over door, rear garden extending to 91' max. long, front garden and drive. The property benefits from having gas fired central heating by radiators and sealed unit double glazed windows. No onward chain.

EPC: C Council Tax band F: £2,998.25 per annum (2024/25)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>87</b>
(69-80)	<b>C</b>	<b>76</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

These particulars have been produced in good faith and are believed to be materially correct and fair though their accuracy is not guaranteed and not intended to form part of any contract. None of the appliances or devices have been tested by Luff & Wilkin Property Specialists Ltd and no warranty is given or implied as to their working order.

## Entrance Hall

Under stairs storage cupboard, ceramic tiled floor, radiator.

## Cloakroom

White suite comprising of a low flush WC, wash basin, radiator, extractor fan.

## Lounge

15' 2" x 11' 7" (4.62m x 3.53m) Radiator, sealed unit double glazed sliding doors leading to the rear garden.

## Study

11' 7" x 8' 7" (3.53m x 2.62m) Double aspect, sealed unit double glazed widows to the front and side, radiator.

## Kitchen / Breakfast Room

21' 7" x 7' 10" (6.58m x 2.39m) Double aspect, 1½ bowl stainless steel sink unit with adjoining laminated working surfaces, excellent range of high and low level cupboards and drawers in a light wood colour, built-in five burner gas hob with extractor hood over, double oven. Built-in dishwasher, built-in fridge/freezer, inset ceiling spot downlighters, part tiled walls, ceramic tiled floor, radiator, sealed unit double glazed sliding doors to the rear garden, door to:

## Utility Room

6' 9" x 5' 2" (2.06m x 1.57m) Single drainer stainless steel sink unit with adjoining worktop, cupboards and appliance space below, space and plumbing for washing machine and tumble dryer, part tiled walls, ceramic tiled floor, wall mounted Worcester gas fired boiler for the central heating and domestic hot water, half glazed door leading to the rear garden.

## FIRST FLOOR

### Landing

Access to loft, sealed unit double glazed window to the front, airing cupboard housing a hot water cylinder.

### Bedroom 1

11' 2" x 10' 3" (3.40m x 3.12m) Range of built-in wardrobes, radiator, sealed unit double glazed window overlooking the rear garden, door to:

### En Suite Shower Room

White suite comprising of a fully tiled shower cubicle with regulated shower unit and glazed screen, low flush WC, pedestal wash basin, half tiled walls, ladder-style heated towel rail, sealed unit double glazed window to the rear, shaver point, extractor fan.

### Bedroom 2

10' 4" x 8' 8" (3.15m x 2.64m) Range of built-in wardrobes, radiator, sealed unit double glazed window to the front.

### Bedroom 3

10' 4" x 8' 7" (3.15m x 2.62m) Double built-in wardrobe, radiator, sealed unit double glazed window to the rear.

### Bedroom 4

7' 9" x 6' 11" (2.36m x 2.11m) Double built-in wardrobe, radiator, sealed unit double glazed window to the front.

### Family Bathroom

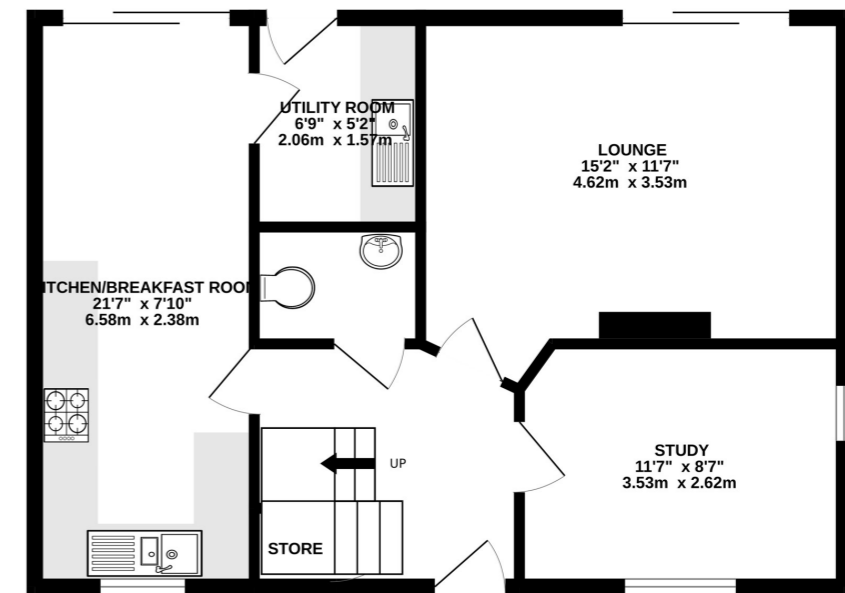
White suite comprising of a panelled bath with mixer tap and hand held shower attachment with a glazed screen, fully tiled walls, low flush WC, pedestal wash basin, shaver point, ladder-style heated towel rail, sealed unit double glazed window to the rear.

## OUTSIDE

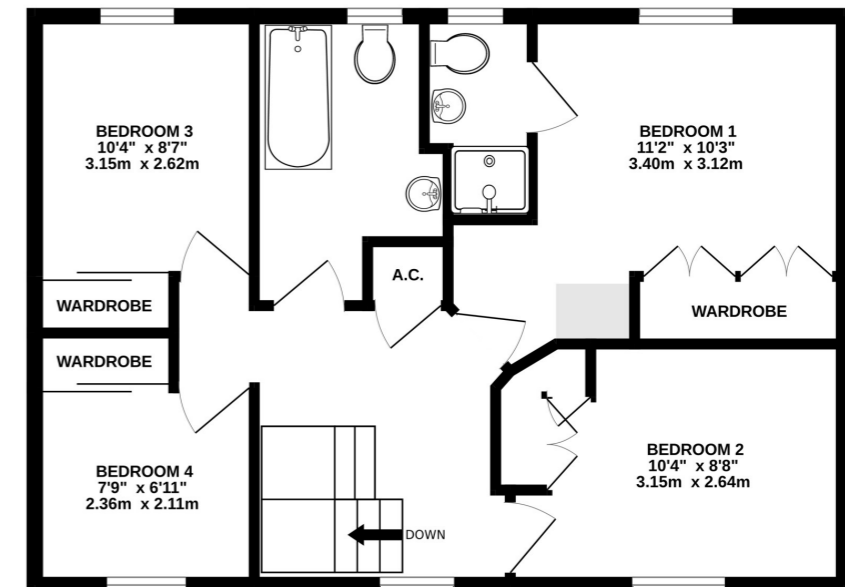
FRONT GARDEN: Drive to one side leading to the GARAGE, with up and over door.

REAR GARDEN: Immediately behind the property is a wide patio, beyond which is an expansive shaped lawn enclosed by close boarded fencing on two sides. Side access.

GROUND FLOOR  
590 sq.ft. (54.8 sq.m.) approx.



1ST FLOOR  
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA : 1183 sq.ft. (109.9 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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