

8 Shaldons Way, Fleet, Hampshire.  
GU51 4ET.



£360,000 Freehold



Luff & Wilkin are now in receipt of an offer for the sum of £350,000 for the above property. Anyone wishing to place an offer on this property should notify us of their best offer before exchange of contracts. Situated in a cul de sac in the Tavistock area of Calthorpe Park is this three bedroom semi detached home offering spacious, light and airy accommodation including an L shaped living/dining room with views over the rear garden, fitted kitchen and a cloakroom on the ground floor with three bedrooms and a bathroom on the first floor. Outside is an easterly facing rear garden, part integral garage and off road parking. The property is conveniently situated for Fleet town centre, mainline railway station (Waterloo) and schools including Calthorpe Park, All Saints C of E and Tavistock Infants.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
48	86
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
44	86
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.

The Property Ombudsman  
APPROVED CODE  
REGISTERED OFFICE: 13 CLAREMONT AVENUE,  
CAMBERLEY, SURREY GU15 2DR  
REGISTERED NO. 8078018 ENGLAND AND WALES

www.luffandwilkin.co.uk  
info@luffandwilkin.co.uk

tel: 01252 838899 fax: 01252 838858  
1 Guildford Road, Camberley, Surrey, GU16 6NL



### Covered Entrance Porch

Courtesy light point, glazed door leading to:

### Entrance Hall

Double radiator, coved ceiling.

### Cloakroom

Side aspect window, coloured suite comprising low level wc, wall mounted wash hand basin, meter cupboard.

### L Shaped Living/Dining Room

17' 4" x 11' 5" extending to 19' 9" (5.28m x 3.48m) Rear aspect window and sliding patio doors leading to rear garden, three radiators, feature ornamental fireplace, coved ceiling.

### Kitchen

10' 10" x 7' 9" (3.30m x 2.36m) Rear aspect window, one and half bowl single drainer sink unit with rolled edge laminate work surfaces, range of eye and base level units including cupboards and drawers, part tiled walls, built in dishwasher, four ring gas hob with extractor over and double oven below, cupboard housing gas fired boiler for heating and hot water, half glazed door to side.

### First Floor Landing

Side aspect window, deep built in storage cupboard, access to loft (NB: Not inspected by agent).

### Bedroom One

12' 1" x 10' 7" (3.68m x 3.23m) Front aspect window, built in wardrobe with hanging rails and shelves, radiator.

### Bedroom Two

11' 10" x 8' 8" (3.61m x 2.64m) Rear aspect window, radiator.

### Bedroom Three

10' 9" x 7' 9" (3.28m x 2.36m) Rear aspect window, radiator.

### Bathroom

Side aspect window, suite comprising panel enclosed bath with hand shower attachment, separate shower unit with glazed screen, fully tiled walls, vanity unit wash hand basin, low level wc with concealed cistern, radiator/towel rail, ceramic tiled flooring.

### Front Garden

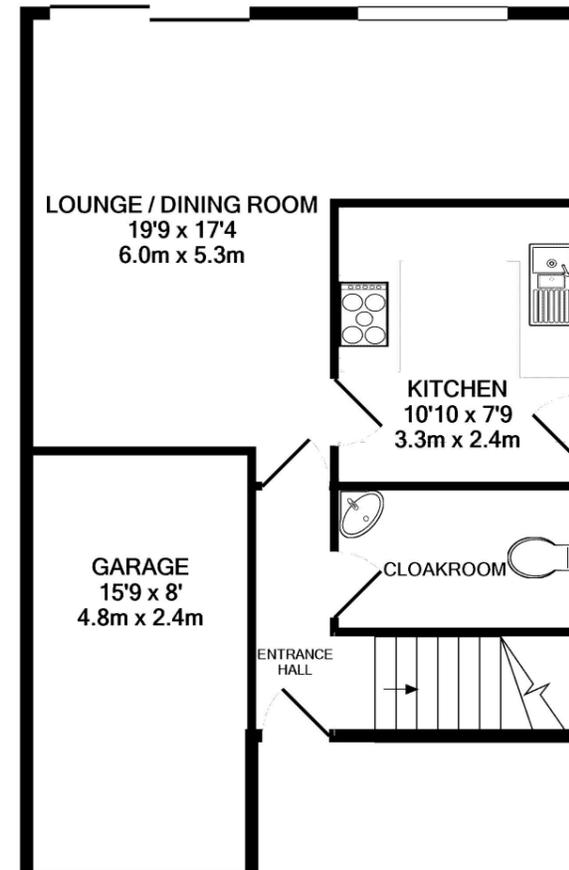
Herringbone brick paviour drive gated side access leading to:

### Rear Garden

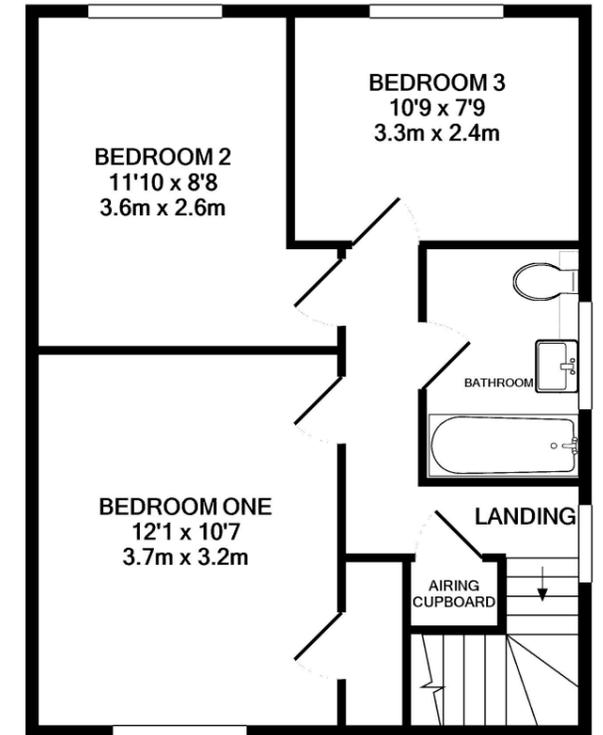
Immediately behind the house is a wide paved patio with retaining brick planters, beyond which is an area of lawn, enclosed to two sides by close board fencing and has an easterly aspect.

### Garage

Part integral garage with up and over door, power and light.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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