



Selbon

Residential sales & lettings

Ferndale Road, Church Crookham,
Hampshire, GU52 6LJ

Offers over £475,000 Freehold



01252 979300
Selbonproperty.co.uk

- Semi-Detached Family Home
- Living Room & Dining Room
- Family Bathroom
- Garage & Driveway Parking
- Close to Local Schools & Amenities
- Three Bedrooms
- Fitted Kitchen
- Approx. 80ft. Westerly Facing Garden
- Potential to Extend (S.T.P.P)
- Gas Central Heating

Selbon Estate Agents are delighted to offer to the market this extended three bedroom semi-detached family home, situated in this non-estate location in Church Crookham.

The property is conveniently located for local schools and is currently in the catchment areas for Tweseldown Infant School, Church Crookham Junior School and Court Moor Secondary School.

The ground floor accommodation comprises; living room with feature bay window and fireplace which leads to a family area which in turn leads to a dining room with doors to the rear garden and the kitchen.

The kitchen is fitted with eye and base level cupboard and drawer units under a roll top work surface. Inset sink with mixer tap, integrated double oven, gas hob and extractor over. Space and plumbing for dishwasher. From the kitchen there is a utility area with door to the rear garden. Space for upright fridge/freezer and space and plumbing for washing machine.

To the first floor are three bedrooms and a family bathroom which comprises; panel enclosed bath with mixer tap and shower over, low level W.C. and pedestal hand wash basin.

Externally the Westerly facing rear garden is approaching 80ft. in length. The garden is predominately laid to lawn with flower and shrub beds. Immediately to the rear of the property is a patio area.

To the front there is ample driveway parking which leads to a 23ft. garage with electric roller door.

The property is located within close proximity of local shops at The Verne parade. Fleet town centre is a short drive with an array of shops, bars and restaurants, Fleet mainline railway station and access to the M3 are a short drive away and there is easy access to walking, running and cycling routes including Basingbourne Woods, Velmead woods, Caesars Camp and the Basingstoke canal to name a few.

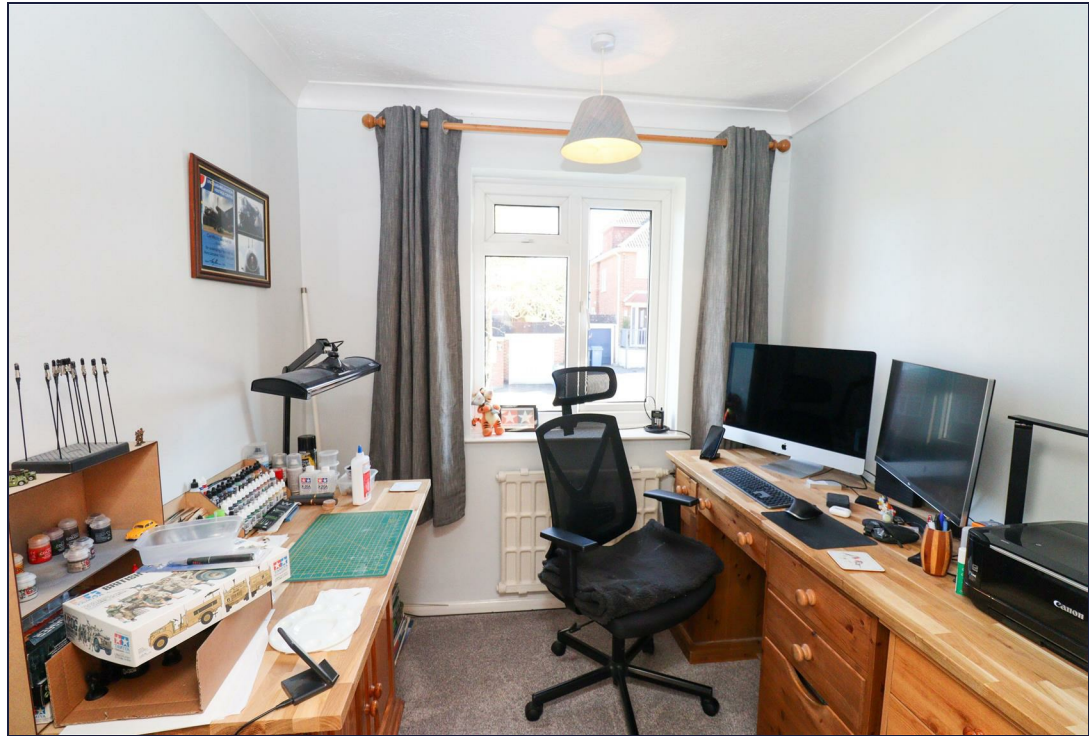
We are advised that property suffered subsidence in 1970's and was underpinned.





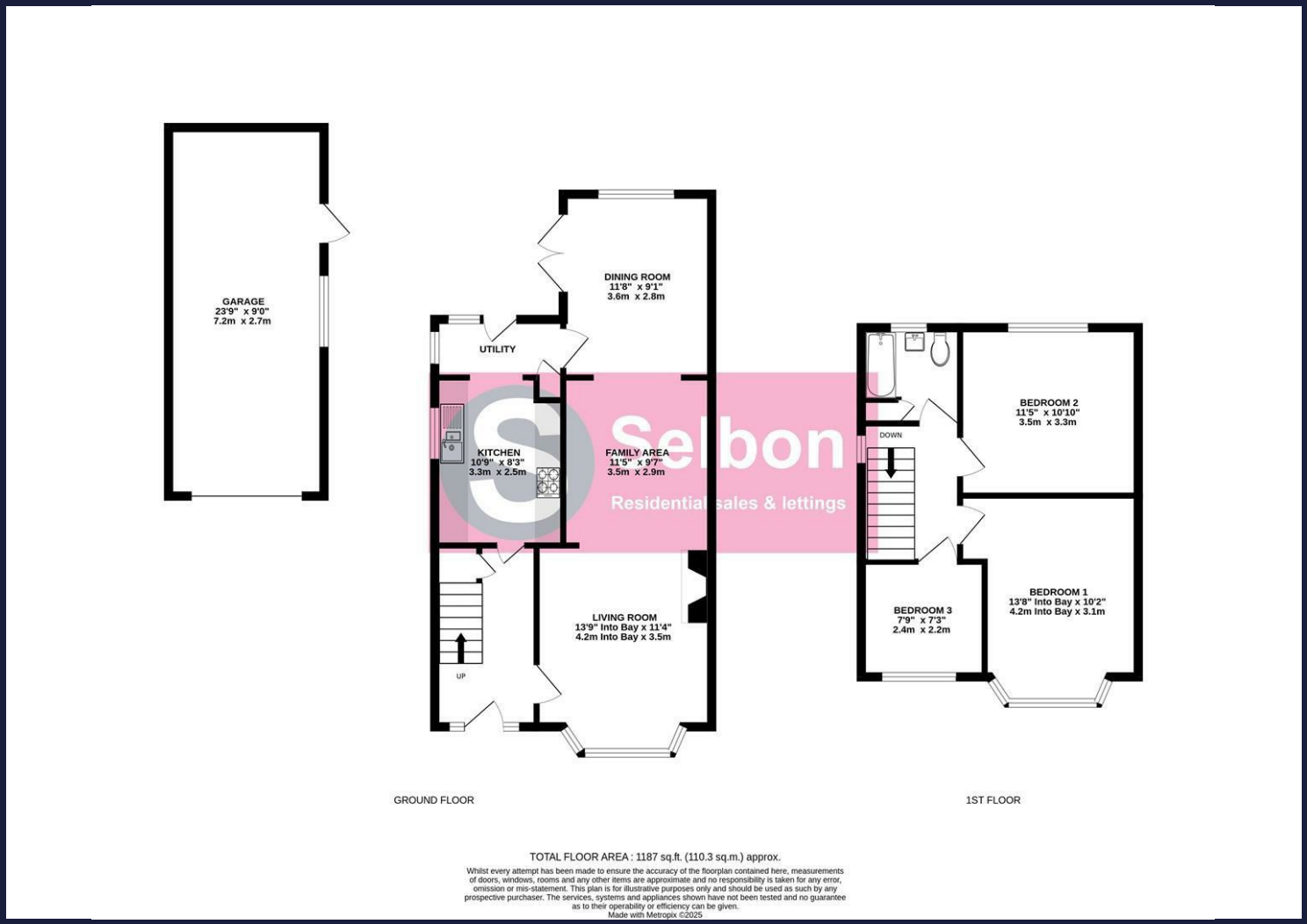








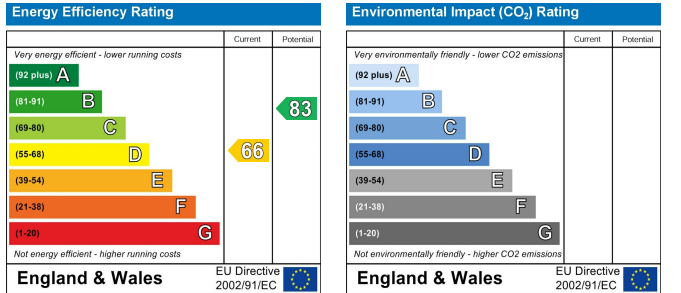
Floor Plans



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: D