



- Three Bedroom Semi-Detached
- Kitchen & Utility Room
- Conservatory & Cloakroom
- Mature Garden Backing Onto Farm Land
- Fleet Town Centre Under 2 Miles Distant
- Extended
- Living Room & Dining Room
- Family Bathroom
- Potential to Extend S.T.P.P
- Fleet & Winchfield Station Under 3 Miles Distant

Selbon Estate Agents are delighted to offer to the market this three bedroom extended semi-detached family home occupying a mature corner position backing onto farm land, situated in Crookham Village.

The enclosed front garden leads to an Oak porch area which in turn leads to the front door with stairs to the first floor. The principle accommodation includes; living room with front aspect window, feature fireplace and French doors to the rear garden. A dining room which in turn leads to the kitchen with a range of eye and base level cupboard and drawer units. Space for Range cooker, space for upright fridge/freezer, inset sink, dual aspect windows and door to a utility room.

The utility room has built-in work surfaces, space for utilities and a stable door giving access to the side of the property.

In addition there is a conservatory with doors to the rear garden, a larder storage cupboard under the stairs with window and a cloakroom to the ground floor.

To the first floor are three bedrooms which all benefit from built-in wardrobes and a re-fitted family bathroom comprising; panel enclosed bath with shower over, hand wash basin and W.C.

Externally the mature rear garden is predominately laid to lawn with an array of separate areas offering excellent outdoor space. From the living room is a patio area, the main garden is split into sections with ornate pond and views over the farm land behind.

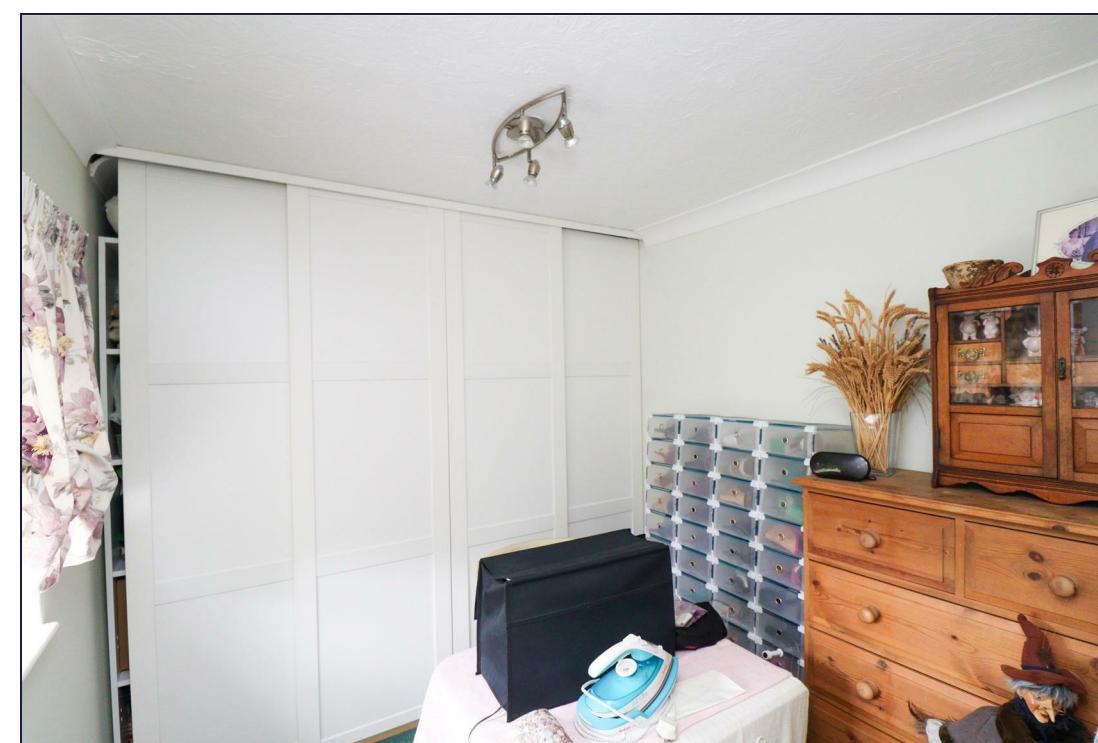
To the front the garden is enclosed by mature evergreen borders and an selection of stunning flowers. To the side is a gate which gives access to the parking area, however further investigation will need to be made to confirm if a right of access over the adjacent land is possible.







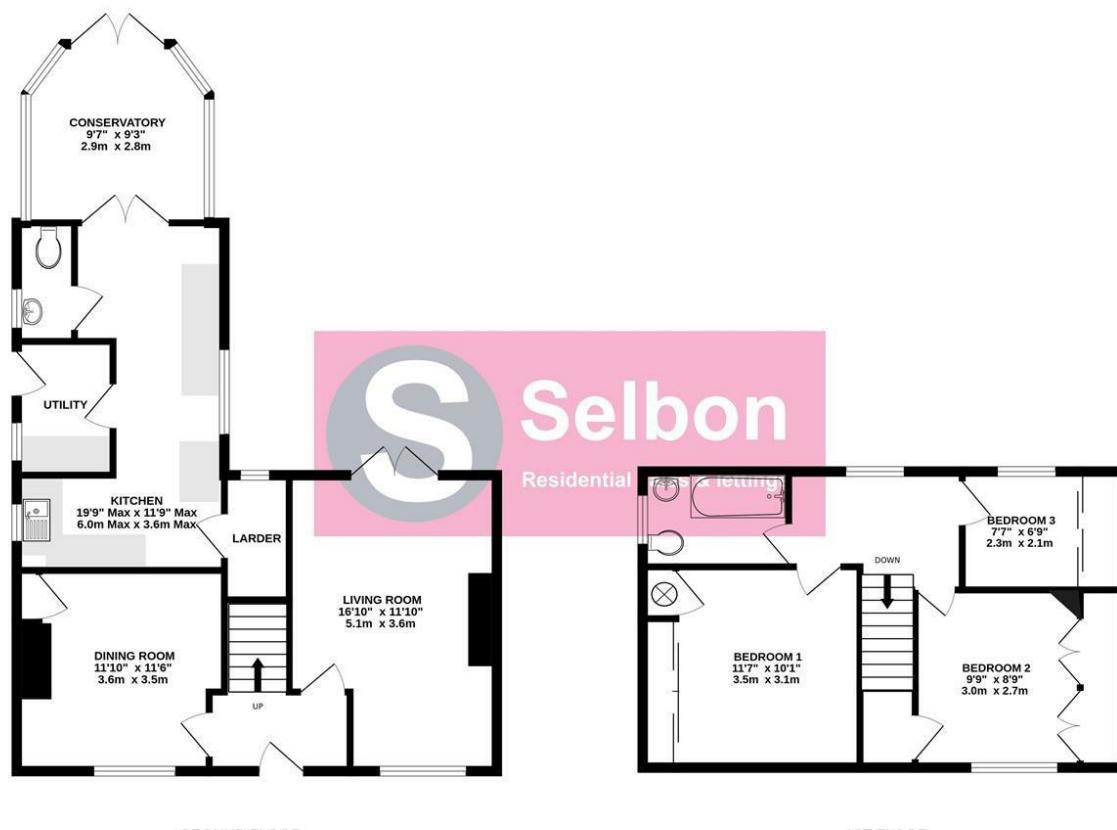




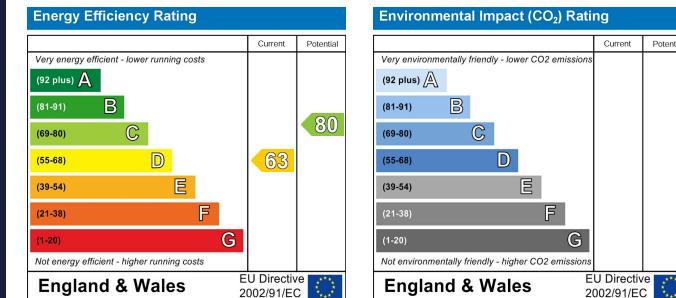








Energy Performance Graph



Viewing

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

Council Tax Band: D

We give notice that these particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR). They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Selbon has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Selbon Property Services Ltd

Registered Office, 16 Levignen Close, Church Crookham, Fleet, Hampshire, GU52 0TW

Company Registration Number: 12108205 VAT Number: 370 7956 65

Tel: 01252 979300 Email: sales@selbonproperty.co.uk