



**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
- 24ft. Living/Dining Room
- Re-Fitted Shower Room
- Driveway Parking & Garage
- Close to Local Schools & Amenities
- Three Bedrooms
- Kitchen & Cloakroom
- Approx. 80ft. Easterly Facing Garden
- Potential to Extend (S.T.P.P)
- No Onward Chain

Selbon Estate Agents are delighted to offer to the market for the first time in 70 years, this three bedroom semi-detached family home, situated in this non-estate location in Church Crookham. The property has scope to extend subject to usual planning permissions.

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; fitted kitchen, 24ft. living/dining room with front aspect bay window and patio doors to the rear garden and a cloakroom.

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, hob and extractor over. Built-in appliances include dishwasher and fridge. A door leads to the rear garden and there is also a door to pantry/larder cupboard.

To the first floor are three bedrooms and a re-fitted bathroom which comprises; corner shower cubicle, low level W.C. and pedestal hand wash basin.

Externally the Easterly facing rear garden measures approximately 80ft. in length by 30ft. in width and is split into two tiers. The lower tier is mainly laid to lawn with patio immediately to the rear of the property. Steps lead to the second tier which is also laid to lawn with mature planting and borders.

To the front driveway parking which leads to a garage with up and over door.

The property is located within close proximity of local shops. 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 Velmead woods and the Basingstoke canal.

**Agent Note:**

The property is being sold by probate, which has been applied for, but not yet granted.





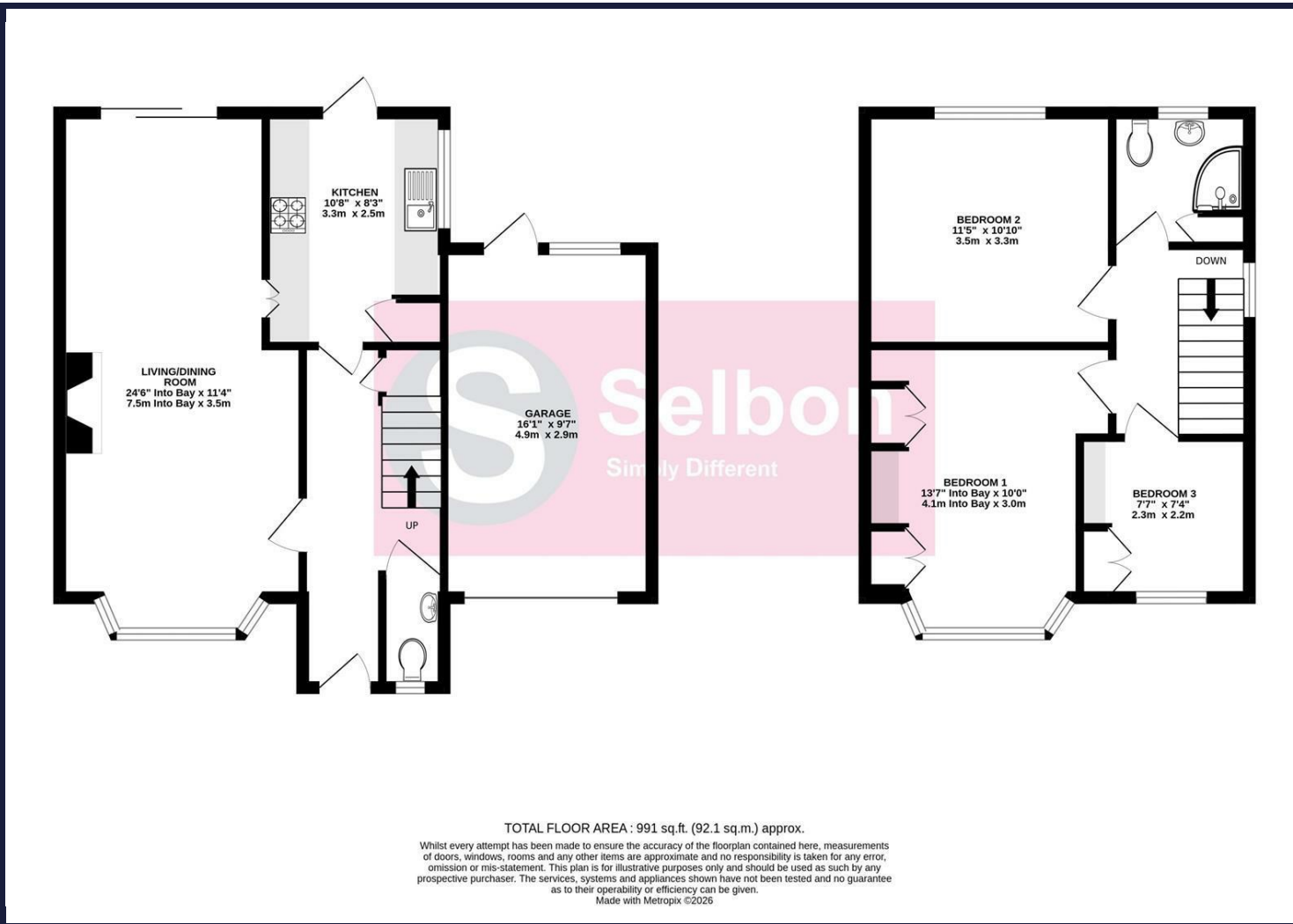




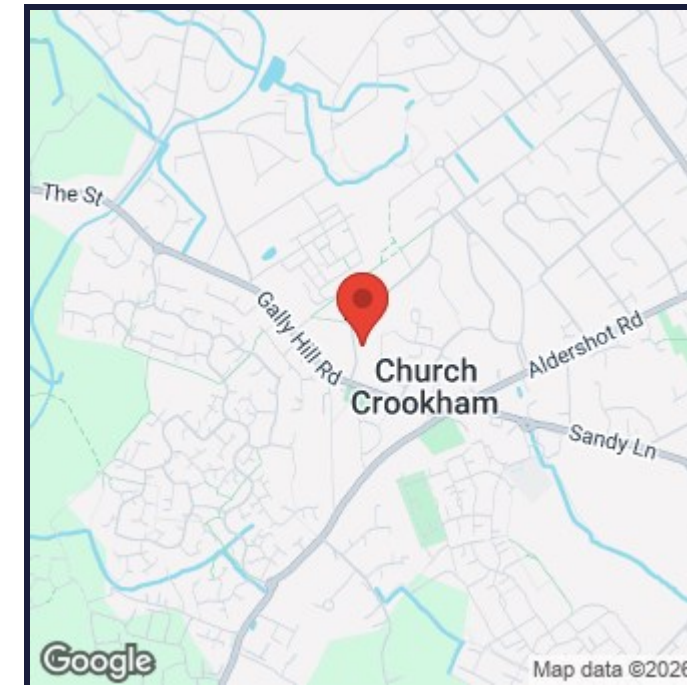




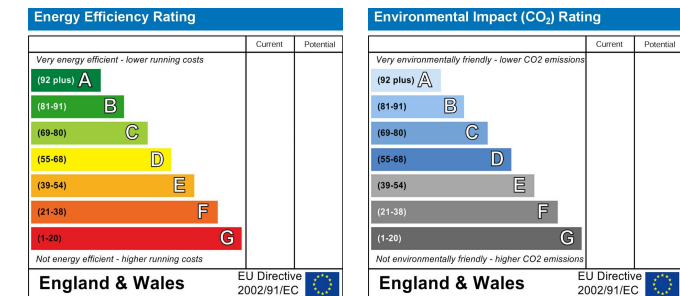
## Floor Plans



## 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

### Selbon Property Services Ltd

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