



Selbon

Residential sales & lettings

Cavendish Road, Church Crookham,
Hampshire, GU52 6PZ

Guide price £500,000 Freehold

3 bedrooms 1 bathroom 2 living areas D

01252 979300
Selbonproperty.co.uk

- Link-Detached Family Home
- 24ft. Living/Dining Room
- Entrance Hall & Cloakroom
- South-Westerly Facing Garden
- Close to Local Schools & Amenities
- Three Bedrooms
- Kitchen & Conservatory
- Re-Fitted Shower Room
- Driveway Parking & Garage
- No Onward Chain

Selbon Estate Agents are delighted to offer to the market this three bedroom detached family home, situated in a cul-de-sac location 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.

From the entrance porch you are welcomed into a reception hallway with stairs to the first floor and a cloakroom. The 24ft. living/dining room offers ample space for entertaining with French doors to the conservatory.

The kitchen comprises; eye and base level cupboard and drawer units under a roll top work surface. Inset sink with mixer tap, built-in double oven, hob and extractor over. Space and plumbing for washing machine and dishwasher, space for upright fridge/freezer.

To the first floor are three bedrooms and a re-fitted family shower room. The shower room boasts a walk-in double shower, hand wash basin and low level W.C.

Externally the South-Westerly facing rear garden measures approximately 25ft. in length by 25ft. in width and is predominately laid to lawn with patio area immediately to the rear of the property.

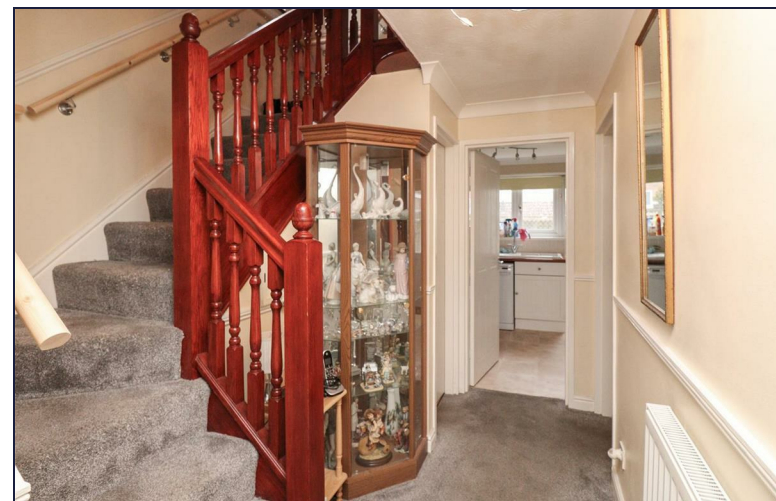
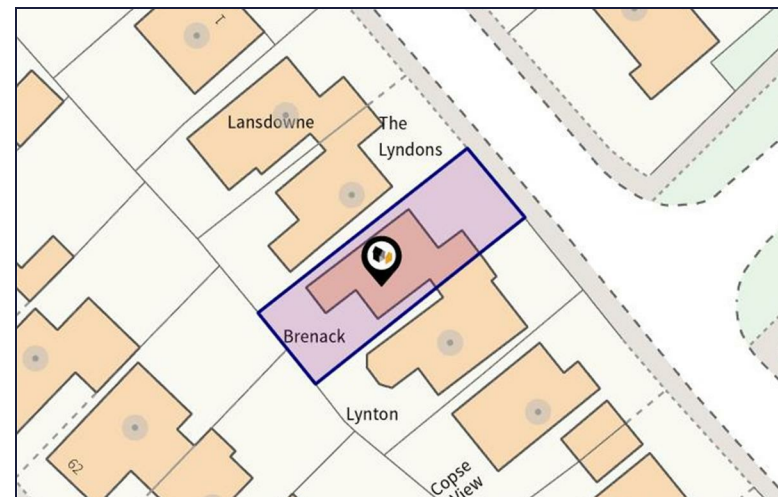
To the front the garden is laid to shingle. Driveway parking leads to a garage with up and over door.

The property is located within close proximity of local amenities and schools. Fleet town centre is a short drive (approx. 1.5 miles) with an array of shops, bars and restaurants,

Fleet mainline railway station is around 2.5 miles distant and access to the M3 is within easy reach.

For those who like the outdoors 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 the owners have applied for probate (05/03/25) which will need to be in place before exchange of contracts takes place.







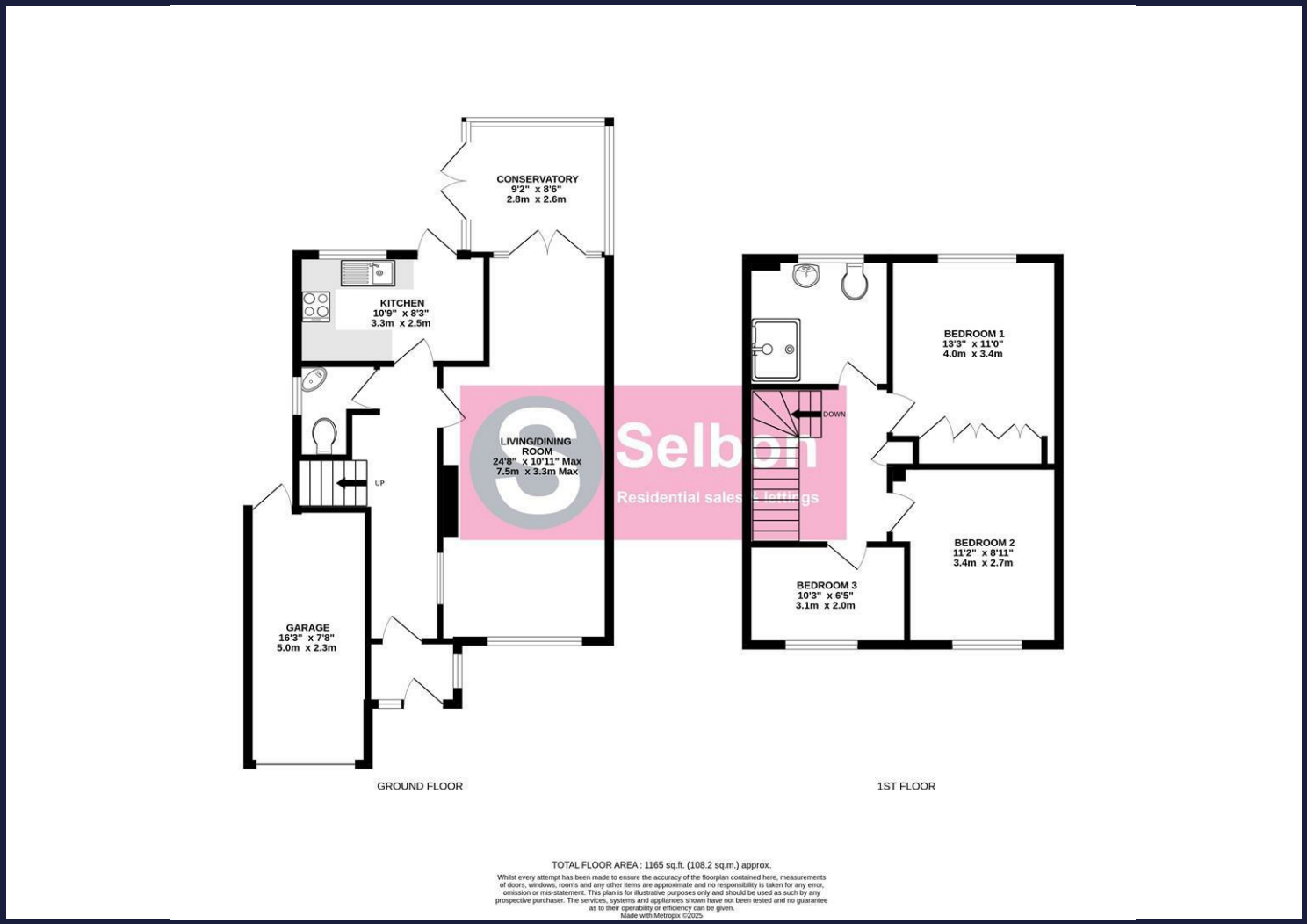








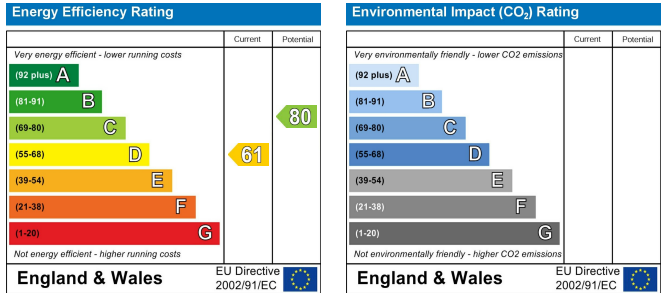
Floor Plans



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

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.

Council Tax Band: E