



Selbon

Residential sales & lettings

Beaufort Road, Church Crookham,
Hampshire, GU52 6AZ

Offers over £600,000 Freehold

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01252 979300
Selbonproperty.co.uk

- Four Bedroom Detached Family Home
- 16ft. Kitchen/Dining Room
- Entrance Hallway & Cloakroom
- Enclosed Rear Garden Backing Onto Woodland
- Close to Local Schools & Amenities
- Extended & Re-Modelled
- Living Room & Family Room
- En-Suite & Family Bathroom
- Driveway Parking & Garage
- Gas Central Heating & Double Glazed Windows

Selbon Estate Agents are delighted to offer to the market this extended four bedroom detached family home ideally situated in this non-estate location backing onto Velmead woods.

The property is currently in the catchment area for Heatherside Infant & Junior school as well as Courtmoor Secondary school.

On entering the property you are welcomed into a reception hallway with stairs to the first floor. The principle accommodation includes; front aspect living room, kitchen/dining room and a family room to the ground floor.

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 fan. Space and plumbing for washing machine & dishwasher. Accessed from the kitchen is the family room which overlooks the rear garden and is ideal for families or entertaining.

To the first floor there are four generous bedrooms and a re-fitted family bathroom with white suite. Bedroom one also benefits from an en-suite shower room.

The mature and enclosed rear garden measures approximately 35ft. in length by 30ft. in width with a gate giving direct access onto Velmead Woods. The garden is predominately laid to lawn with an array of shrub and flower borders.

To the front is an area laid to lawn. Driveway provides off-street parking and leads to a single garage with electric roller door.

Within close proximity there are local shops including a cafe, newsagents, Tesco express and a fish and chips shop.

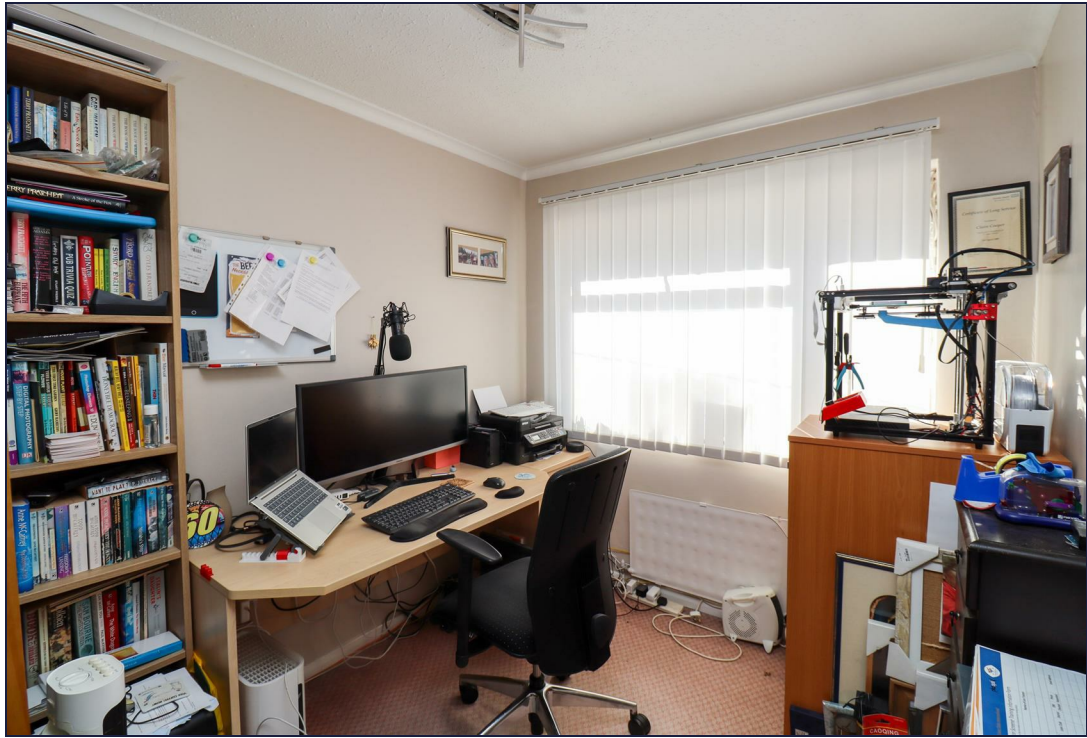
For those seeking the outdoor life, Velmead Woods, Tweseldown, Fleet pond and the Basingstoke canal are all close by, offering a wealth of beautiful walking, running and cycling routes. Fleet town centre with an array of shops, bars and restaurants and the mainline railway station are a short drive away and there are excellent road links including the M3 & A3.







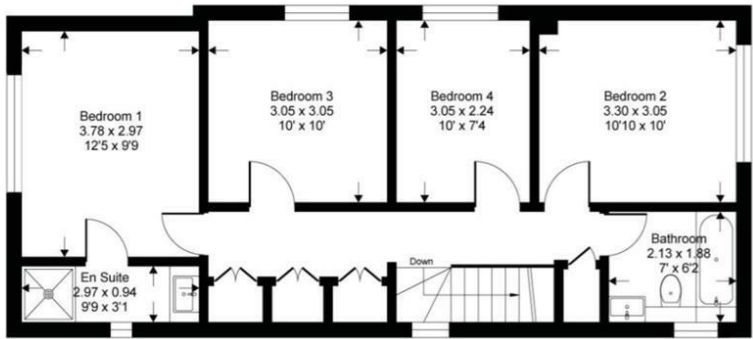








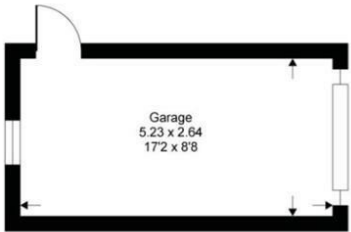
Floor Plans



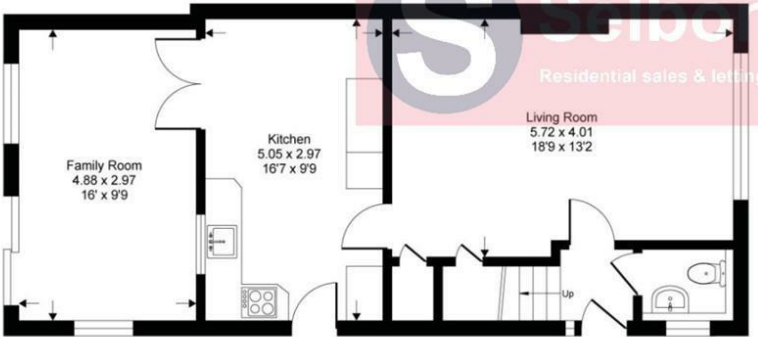
First Floor

Beaufort Road

Approximate Gross Internal Area = 119.8 sq m / 1290 sq ft
Approximate Garage Internal Area = 13.8 sq m / 149 sq ft
Approximate Total Internal Area = 133.6 sq m / 1439 sq ft



Garage

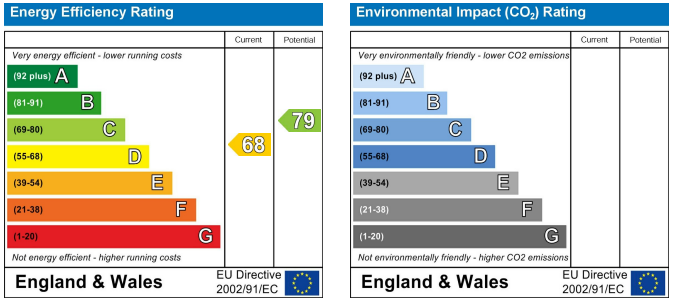


Ground Floor

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

Council Tax Band: E

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