



Selbon

Residential sales & lettings

Ferndale Road, Church Crookham, Fleet,
Hampshire, GU52 6LN

Guide price £575,000 Freehold

3 bedrooms 2 bathrooms 2 living areas C

01252 979300
Selbonproperty.co.uk

- Sought After Location
- 18ft Kitchen/Breakfast Room
- Living/Dining Room
- Ample Storage
- Scope to Extend STPP
- Single Garage with Ample Driveway Parking
- Two Bathrooms
- Spacious and Flexible Accommodation
- Garden in Excess of 100ft
- Close to Local Schools & Amenities

Selbon Estate Agents are delighted to offer to the market this three-bedroom semi-detached chalet bungalow which is situated within a non-estate location in Church Crookham. Benefits to this property include a garden which measures in excess of 100ft, ample driveway parking leading to a single garage and scope to extend STPP.

Accommodation comprises of a generous entrance hall which sets the scene for exploring this property. The generous 18ft kitchen/breakfast room offers plenty of storage and a range of integrated appliances including oven, hob and dishwasher with additional space for free standing appliances. At the rear of the kitchen, you have a useful breakfast bar and access to the living/dining room. Within this space you have access through a set of French doors to the garden area and within the living room you have a feature open fireplace. At the front of the property, you have two spacious bedrooms and the family bathroom which offers bath with shower overhead, sink and toilet.

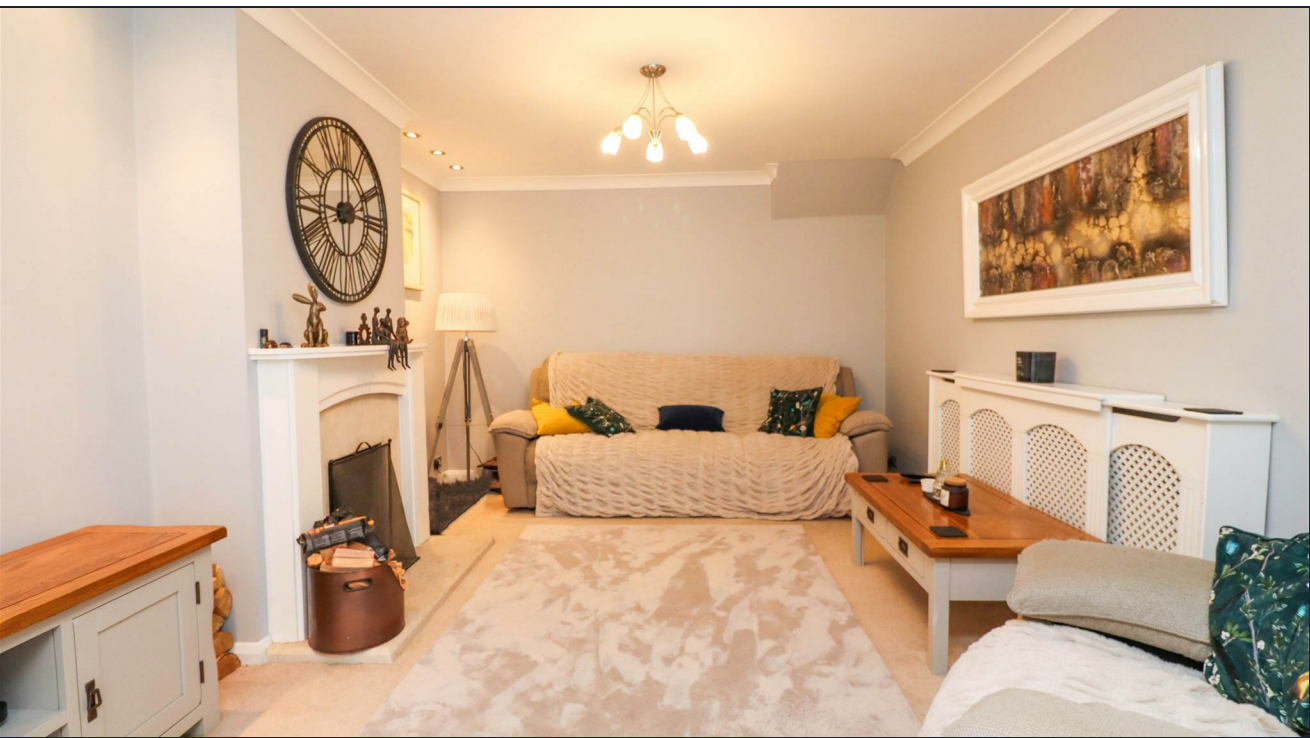
On the first floor you have the light and airy 17ft main bedroom which offers ample storage and an en-suite shower room. Within the en-suite you have a separate shower, toilet and sink.

The rear garden measures in excess of 100ft and offers a large walled two-tier patio area which has been finished to a high standard by the owners to create an ideal area for alfresco dining. Access to the garage and outbuilding can be found next to the patio area. Steps from the patio lead up to the main garden which is mainly laid to lawn with a mixture of flowers, shrub beds and trees. Outside the front the owners have recently redone the block paved driveway to create ample driveway parking which also leads to the single garage.

The property is located within close proximity of local schools and 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.





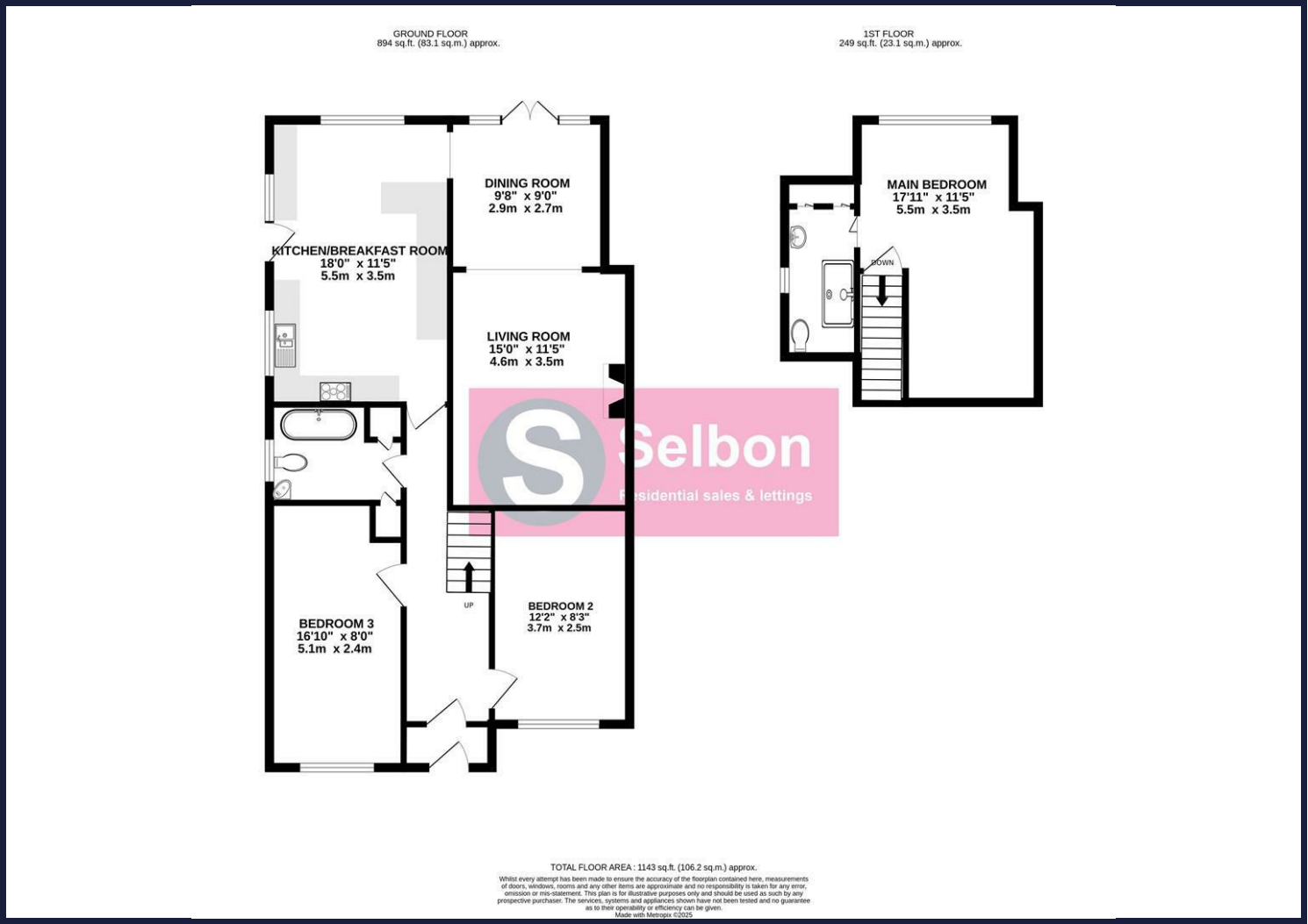








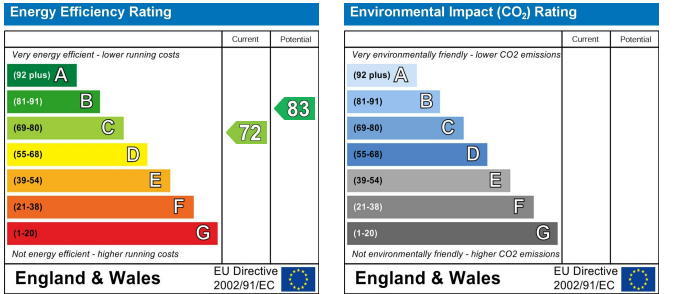
Floor Plans



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: D