



# Selbon

Residential sales & lettings

Chesilton Crescent, Church Crookham,  
Hampshire, GU52 6PA

Offers over £535,000 Freehold

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**01252 979300**  
Selbonproperty.co.uk

- Semi-Detached Family Home
- Lounge, Dining Room & Family Room
- Kitchen/Breakfast Room
- Potential to Extend (S.T.P.P)
- Driveway Parking & Garage
- Three Bedrooms
- Downstairs Shower Room & Family Bathroom
- Westerly Facing Garden (Approaching 100ft.)
- New Boiler Fitted 2024 & Gas Radiators
- Close to Local Schools & Amenities.

Selbon Estate Agents are delighted to offer this extended semi-detached family home to the market, conveniently located close to local shops in the ever popular Church Crookham area of Fleet.

The current school catchment areas include: Tweseldown Infant school, Church Crookham Junior school and Court Moor Secondary school.

The property has been thoughtfully improved and extended over the years to offer open plan and flexible family accommodation, ideal for modern daily life and is offered to the market in good order throughout but will require some further modernisation in places.

Due to the size of the plot and the attached garage there is excellent opportunity to further extend the home subject to normal planning conditions.

The property can be accessed via the brick block driveway leading to the front door giving access to the bright and airy entrance hall which has stairs leading to the first floor landing, there are doors leading to the 13ft lounge as well as the 9ft breakfast room which has open plan access to the refitted kitchen with a door leading to the rear garden.

The ground floor further offers a 10ft dining room, 9ft family room, a shower room/utility room which gives access to the garage.

The first floor landing has a side aspect double glazed window and has doors to leading to the the 3 bedrooms (2 doubles and a single), bathroom and a separate WC.

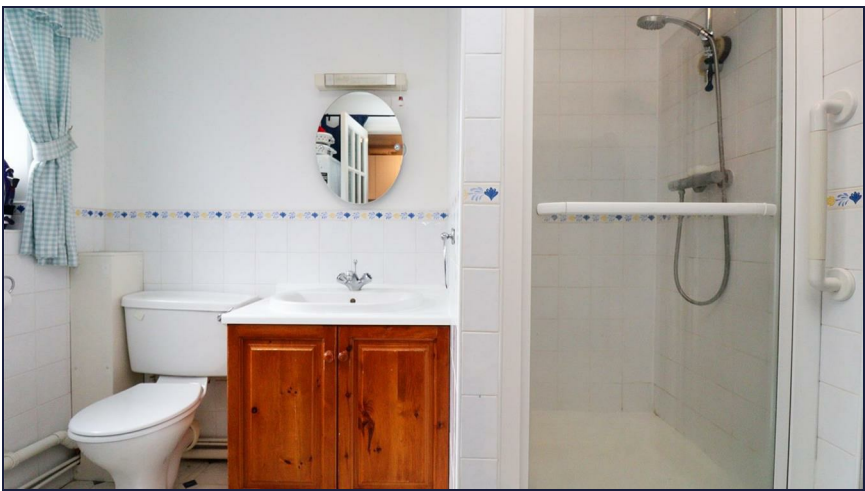
The mature Westerly facing rear garden measures just under 100ft. in length and is predominately laid to lawn with an array of planting and evergreen borders.

Further benefits include gas central heating, double glazed windows, an open plan front garden, driveway parking and a garage.

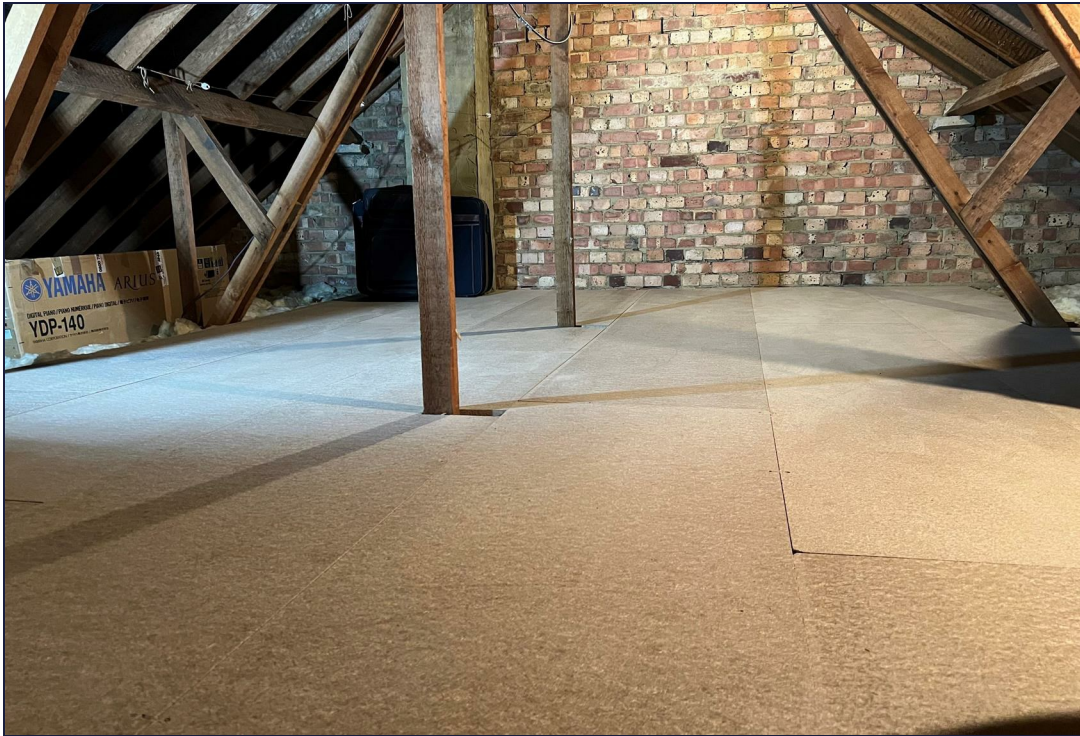
Fleet town centre is within walking distance or a short drive with an array of shops, bars and restaurants, Fleet mainline railway station and access to the M3 are a short drive away and there is easy access to walking, running and cycling routes including Velmead woods and the Basingstoke canal.



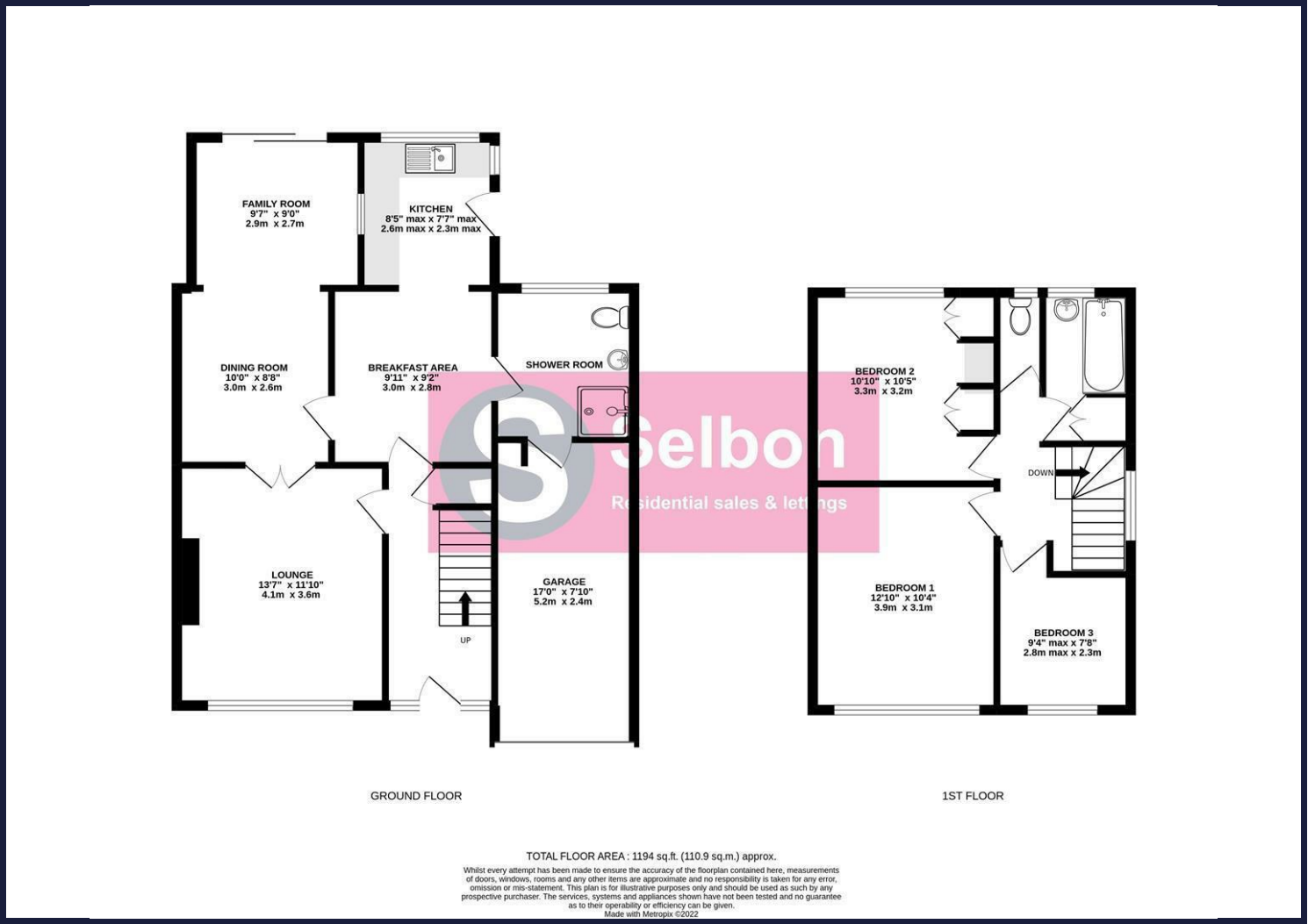








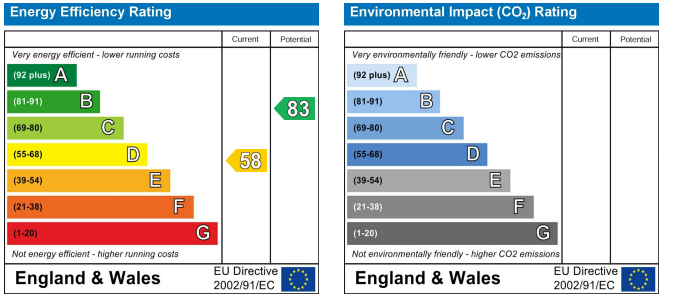
Floor Plans



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