



**Selbon**

Residential sales & lettings

Ryelaw Road, Church Crookham, Fleet,  
Hampshire, GU52 6HY

Guide price £500,000 Freehold



**01252 979300**

[Selbonproperty.co.uk](http://Selbonproperty.co.uk)



- Semi-Detached Chalet Bungalow
- Kitchen/Breakfast Room
- Re-Fitted Shower Room
- South-Easterly Facing Rear Garden
- Carport & Driveway Parking
- Three/Four Bedrooms
- Living Room & Dining Room/Bed 4
- Bedroom One With En-Suite Shower Room
- Potential to Extend (S.T.P.P)
- Close to Local Schools & Amenities

Selbon Estate Agents are delighted to offer to the market this three/four bedroom semi-detached chalet bungalow, ideally situated in this non-estate location in Church Crookham and offered for sale with no onward chain.

The property offers versatile accommodation over two floors and is within easy reach of local amenities and schools. There is scope to extend subject to usual planning permissions.

On entering the property you are welcomed into a reception hallway with stairs to the first floor and door to all further rooms. The principle accommodation includes; living room with patio doors to the garden, dining room/bedroom 4, a kitchen/breakfast room, bedroom 2 & 3 and a re-fitted shower room.

The kitchen has been updated and boasts eye and base level cupboard and drawer units under a roll top work surface. Inset sink with mixer tap, space for cooker and white goods. there is also space for a table, door to the rear garden and dual aspect windows.

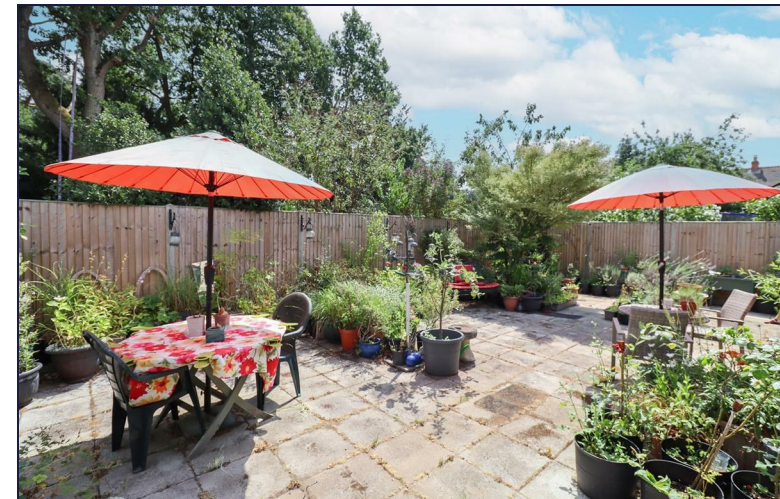
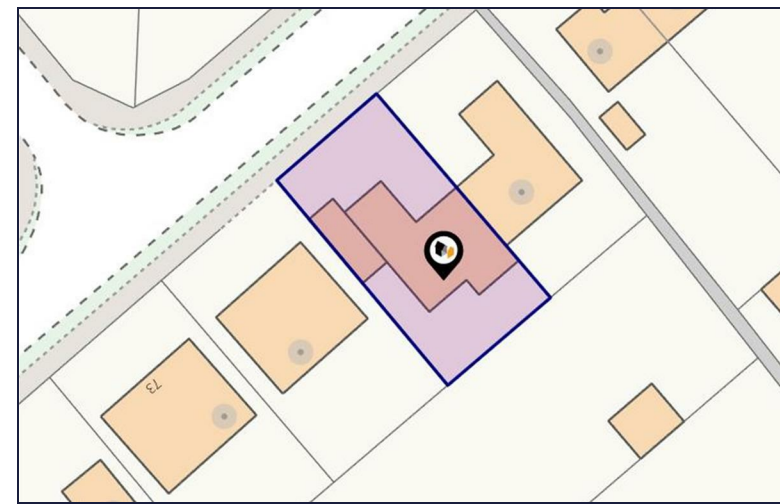
To the first floor is the main bedroom which benefits from an en-suite shower room.

The courtyard style garden is laid to patio with some planting and space for potted plants. A further area can be found to the side of the property with a workshop and gate leading to the driveway and car port.

To the front the enclosed garden is laid to paving and features mature planting. Driveway/Car port parking is also located at the front of the property.

Fleet town centre and mainline railway station as well as the M3 are all within short driving distance and for those who love the outdoor lifestyle there is easy access to excellent walking and cycling routes including Zebon Copse nature reserve, Velmead woods, the Basingstoke canal and Caesars Camp to name a few.

The property is conveniently located for local schools and is currently in the catchment area for Tweseldown Infant School, Church Crookham Junior School and Court Moor Secondary School.

















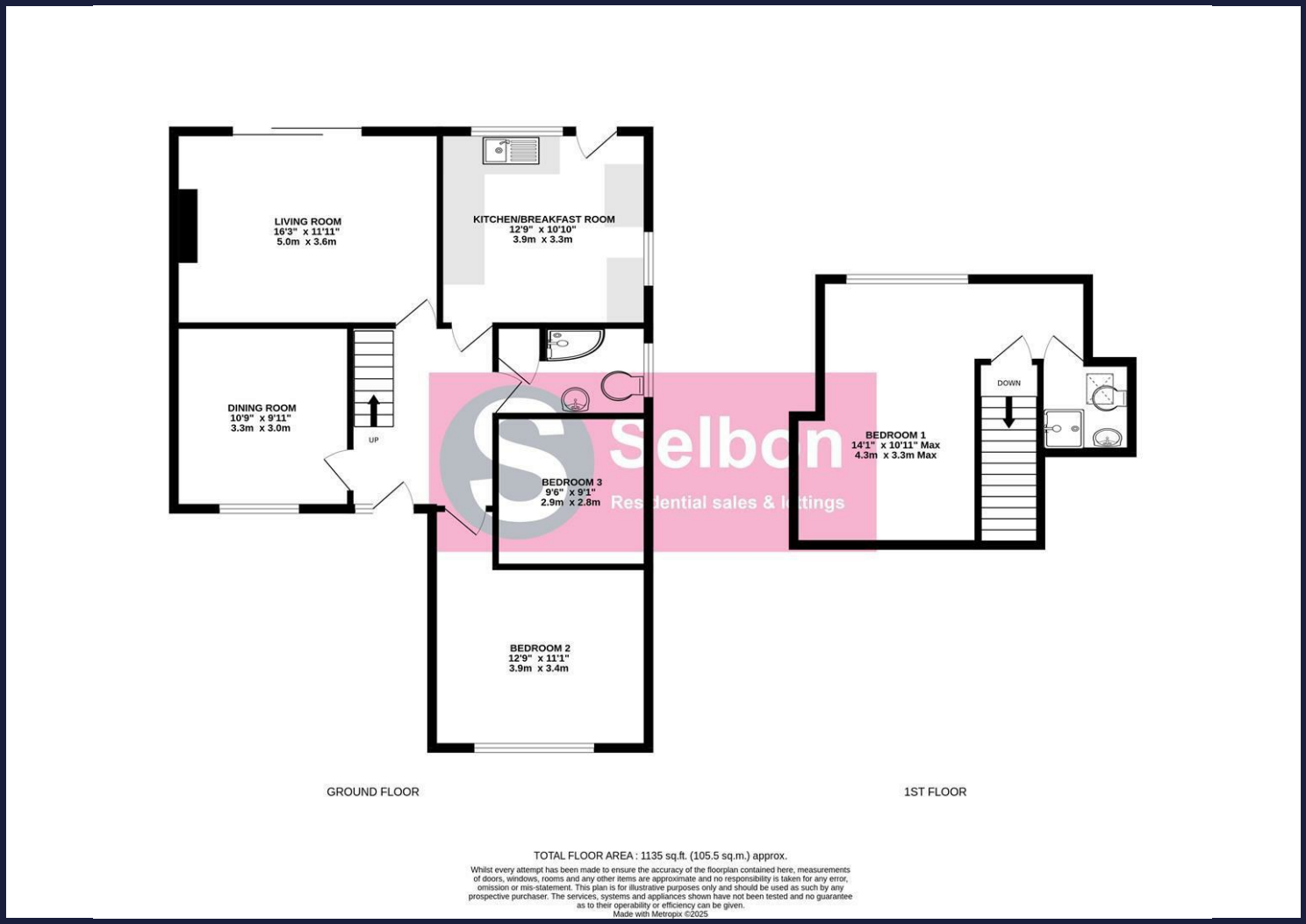








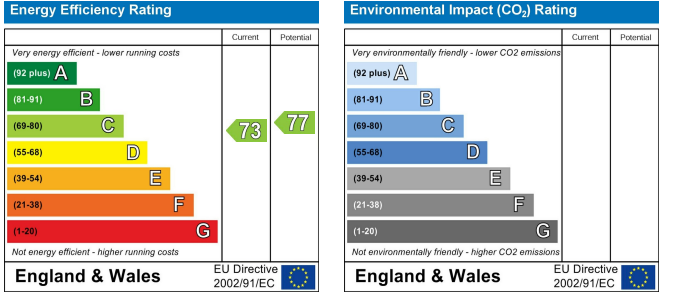
Floor Plans



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