



Selbon

Residential sales & lettings

Fairmile, Church Crookham, Fleet,
Hampshire, GU52 7UR

Offers in excess of £525,000 Freehold



01252 979300

Selbonproperty.co.uk

- Extended Semi Detached Home
- Lounge
- Main Bedroom With En Suite
- Gas Radiator Heating & Double Glazed Windows
- Garden Office (Converted Garage)
- Entrance Hall & Downstairs Bathroom
- Kitchen/Dining/Family Room
- 2 Further Bedrooms
- Enclosed Rear Garden
- No Onward Chain

Selbon Estate Agents are delighted to offer this semi detached family home to the market, conveniently located, close to local shops and other amenities.

Having been extended and modernised over the years, this deceptively spacious home offers versatile open plan accomodation, ideal for modern day living, including a garage which has been converted to a garden office.

Accessed via an extensive driveway, the front door leads to the entrance hall, which in turn has doors leading to the lounge, bathroom and kitchen, as well as stairs leading to the first floor landing.

The spacious 19ft lounge has a front aspect double glazed picture window and a gas fire, the bathroom has a refitted white suite and the centre piece of the home is a 22ft 'L' shaped kitchen/dining/family room.

The refitted kitchen has an ample work surfaces including a breakfast bar, a range of eye and base level storage units and some intergrated appliances, as well as an understairs utility cupboard.

There is space for dining room table and chairs, a living area with a feature, modern gas fire and bi-folding doors to the rear garden.

The landing has access to the loft and there are doors to the bedrooms. The main bedroom measures 14ft with a door leading to a refitted en suite shower room, there are two further good size bedrooms.

Further benefits include gas radiator heating, double glazed windows, Garden office (converted garage), driveway parking for numerous vehicles and larger than average, northerly facing rear garden.

Fleet town centre is a short drive with an array of shops, bars and restaurants. There is easy access to walking, running and cycling routes including Velmead woods, Basingbourne Woods and the Basingstoke canal.

There is a parade of shops and Richmond doctors surgery, within close proximity, Fleet mainline railway station and access to the M3 are a short drive away and the home is within catchment of some of Fleets, sought after schools.

Offered with no onward chain.













Floor Plans

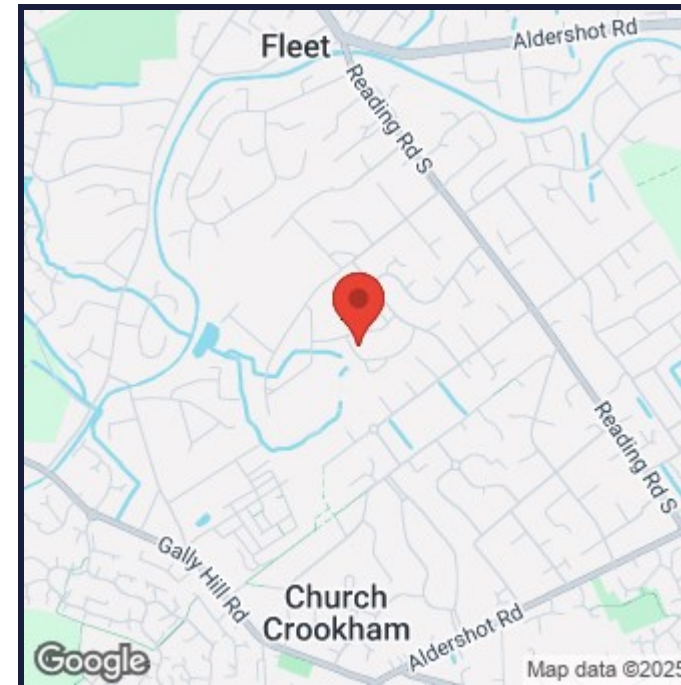


TOTAL FLOOR AREA : 1231 sq.ft. (114.4 sq.m.) approx.

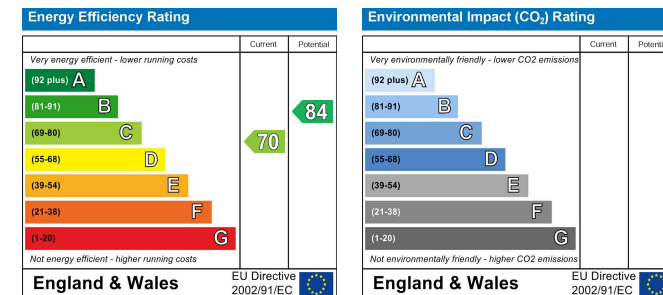
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2025

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

Selbon Property Services Ltd

Registered Office, 16 Levignen Close, Church Crookham, Fleet, Hampshire, GU52 0TW

Company Registration Number: 12108205 VAT Number: 370 7956 65

Tel: 01252 979300 **Email:** sales@selbonproperty.co.uk