



Selbon

Simply Different

Gondreville Gardens, Church Crookham, Fleet,
Hampshire, GU52 6US

Offers in excess of £450,000 Freehold

 3  2  2  D

01252 979300
Selbonproperty.co.uk

- Modern Detached Family Home
- Lounge & Dining Room
- Main Bedroom With Built In wardrobes & En Suite
- Gas Radiator Heating & Double Glazed Windows
- Enclosed Rear Garden
- Entrance Hall & Cloakroom
- Kitchen
- 2 Further Bedrooms & Family Bathroom
- Garage & Driveway
- Zebon Copse Cul De Sac

Selbon Estate Agents are delighted to offer this modern detached family home to the market, conveniently located in a cul de sac, on the ever popular Zebon Copse development, in Church Crookham.

Coming to the market for the first time in nearly 30 years, the home offers the opportunity for someone to put their own stamp on it, to fashion their dream home, as the property is in need of some tender loving care and modernisation.

Accessed via the driveway there is a double glazed front door leading to the entrance hall, which in turn has doors to the cloakroom with a white suite and the dining room which could be used as a home office or play room. Off the dining room are the stairs to the first floor landing and doors to the kitchen and lounge.

The 11ft kitchen has ample work surfaces including a breakfast bar, a range of eye and base level storage units and some integrated appliances, there is a double glazed door to the rear garden. The rear aspect lounge has a fireplace with a gas fire (we are unsure of whether the fire is in working condition) and sliding patio doors to the rear garden.

The first floor landing has an airing cupboard, access to the loft and doors leading to the main bedroom with fitted wardrobes and an en suite shower room. There are 2 further bedrooms and a family bathroom.

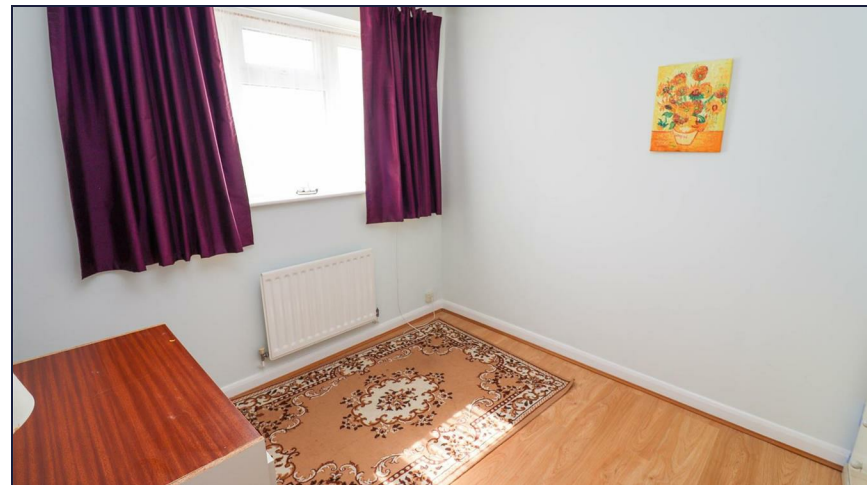
The property further benefits from gas central heating, mainly double glazed windows, an enclosed rear garden with a good degree of privacy, a single garage with an electric roller door and driveway parking for 2 cars.

Zebon Copse has its own convenience store, a wealth of walking, running and cycling routes including the Basingstoke canal and a community centre. Fleet Town Centre is a short drive away with its shopping and leisure facilities, infant, junior and senior schools. Fleet mainline railway station offers services to London Waterloo, whilst junction 4a of the M3 motorway is a short drive.

We highly recommend an early viewing to avoid disappointment.





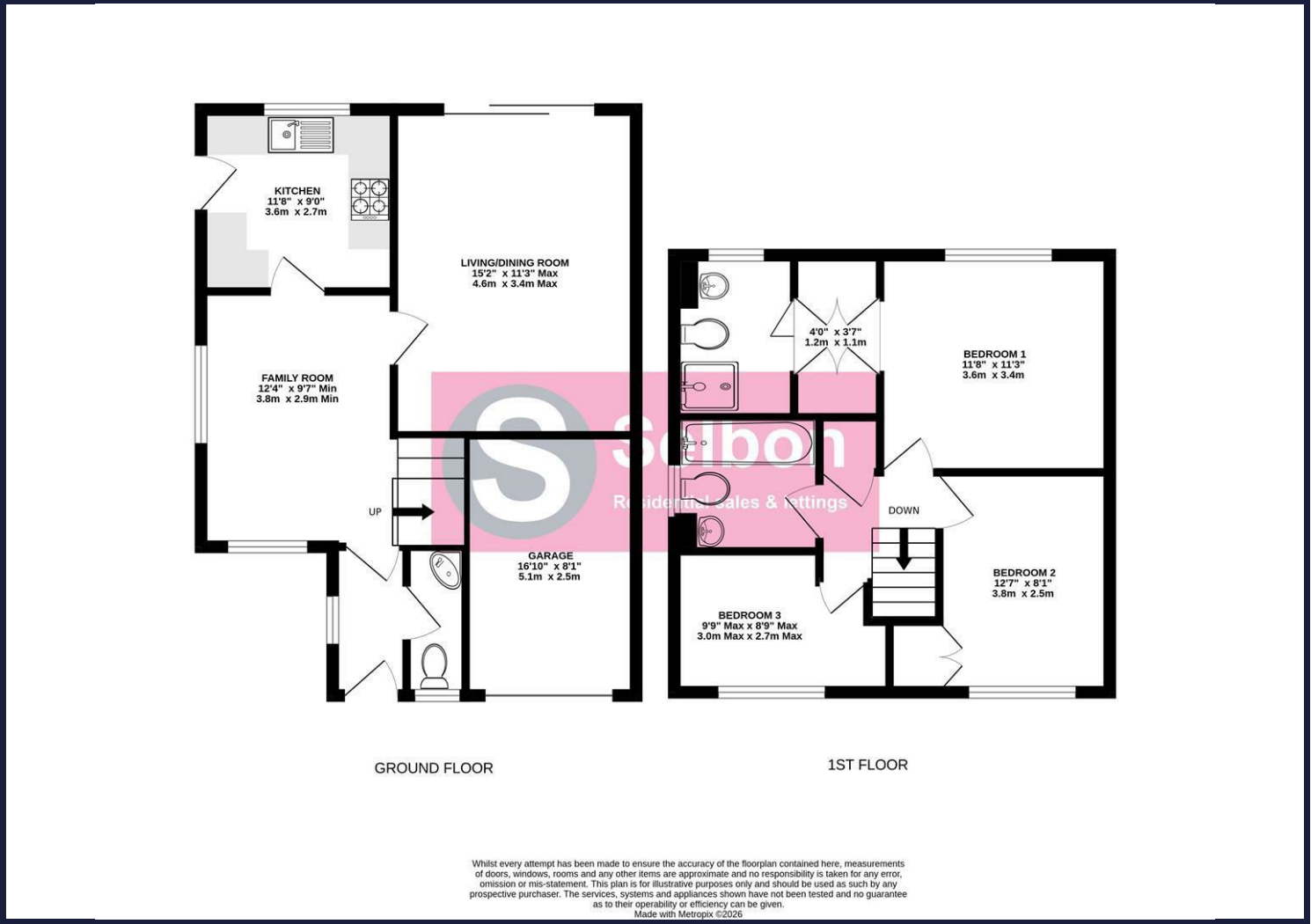








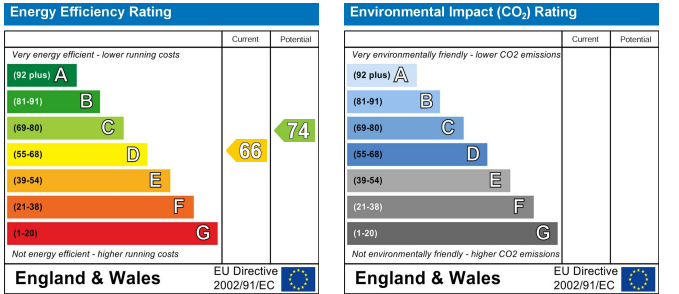
Floor Plans



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 Digital Markets, Competition and Consumers Act 2024 (DMCC Act). 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: E