



Selbon

Residential sales & lettings

Chesilton Crescent, Church Crookham, Fleet,
Hampshire, GU52 6PA

Offers over £485,000 Freehold



01252 979300

Selbonproperty.co.uk

- No Onward Chain
- Three Reception Rooms
- Enclosed Rear Garden
- Three Bedrooms
- Close Proximity to Local Schools
- Scope to Extend S.T.P.P
- Garage with Driveway Parking
- Solar Panels
- Sought After Location
- Close Proximity to Local Shops

Selbon Estate Agents are delighted to offer to the market this three-bedroom semi-detached home which is situated within the sought after area of Church Crookham. Benefits to this property include three reception rooms, a garage with driveway parking, a beautifully presented rear garden, scope to extend S.T.P.P and no onward chain.

Accommodation comprises of a spacious entrance hall leading to the light and airy living room with a feature fireplace and a set of French doors leading into the dining room. The dining room gives you access into the conservatory which overlooks the rear garden. The kitchen offers a range of units, work surfacing and space for additional appliances. Within the kitchen you have access to the generous family room and the accommodation on the ground floor is finished with understairs storage and a generous downstairs W/C.

Upstairs the property offers three bedrooms with two of the rooms benefiting from built in wardrobes. The accommodation is finished with the family bathroom and separate toilet area. The bathroom offers a sink and walk in shower.

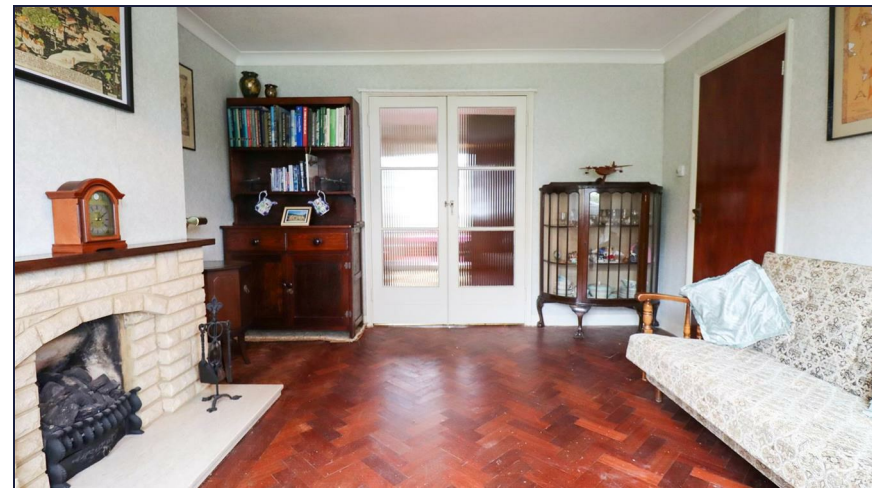
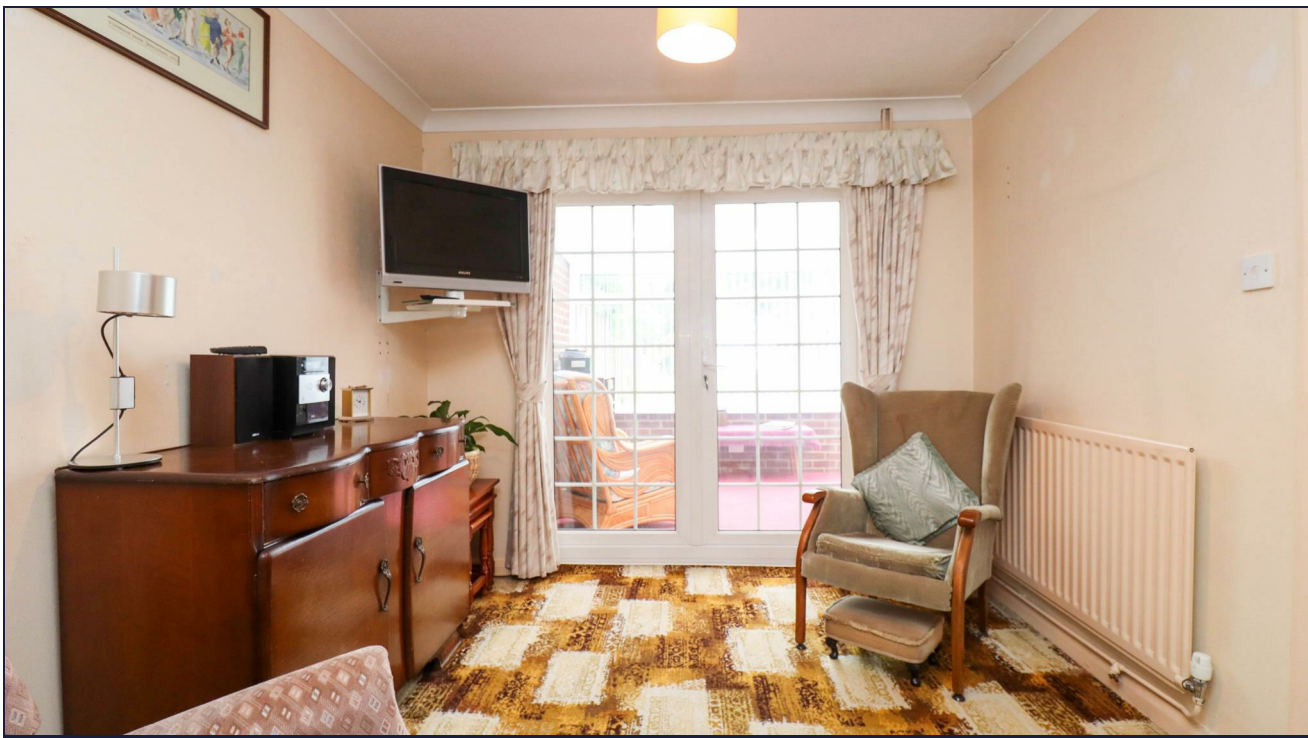
Outside the charming, enclosed garden is mainly laid to lawn with well-established flowers, shrub beds and trees. At the rear of the property, you will find a spacious patio area which is ideal for al fresco dining. The garden benefits from several outbuildings and the bottom of the garden has been neatly divided into a series of vegetable plots bordered by low wooden frames.

At the front of the property, you have ample driveway parking and access to the garage.

The property is located within close proximity of local shops and schools and is a short distance from Fleet town centre 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 a wealth of walking, running and cycling routes.





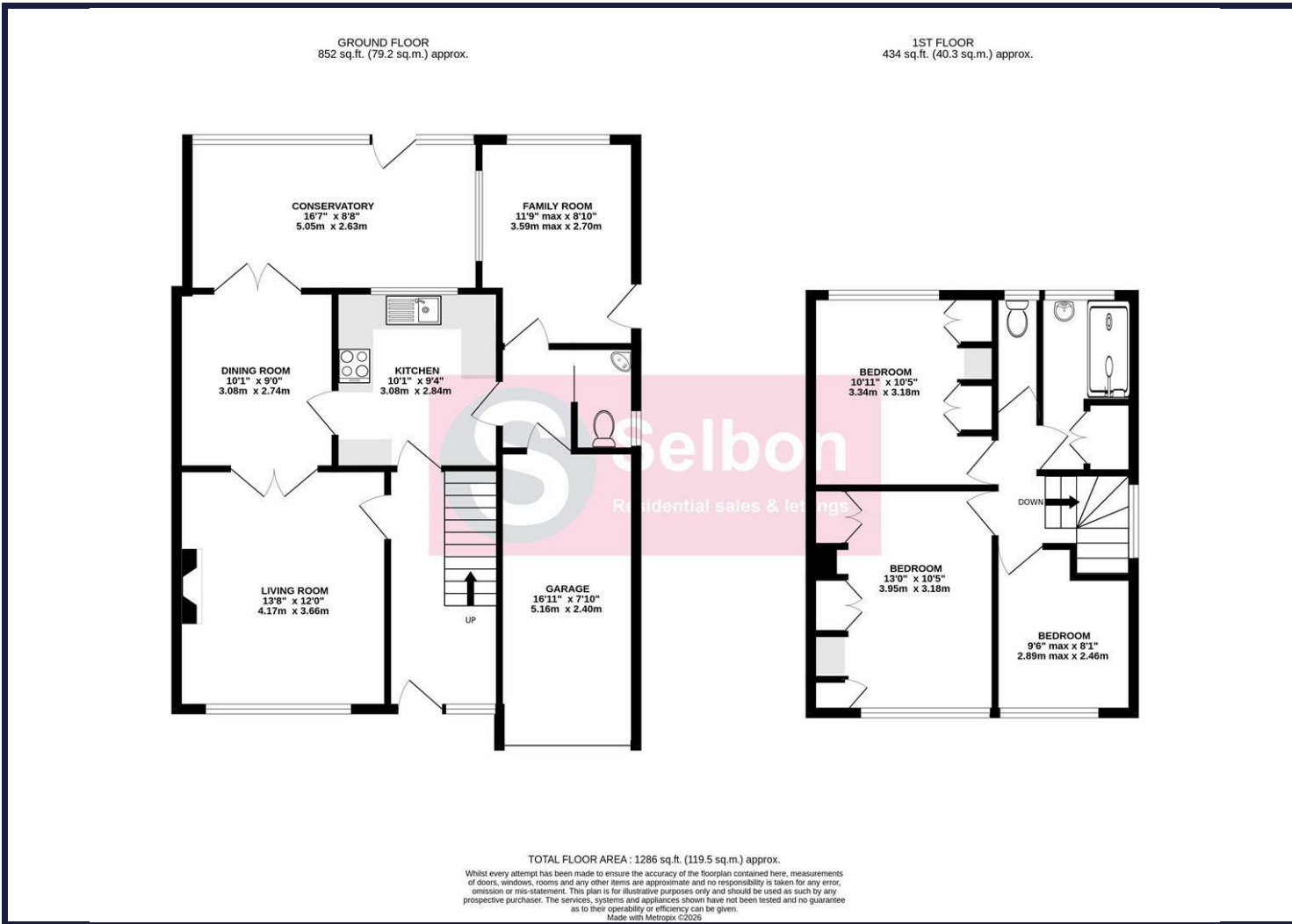




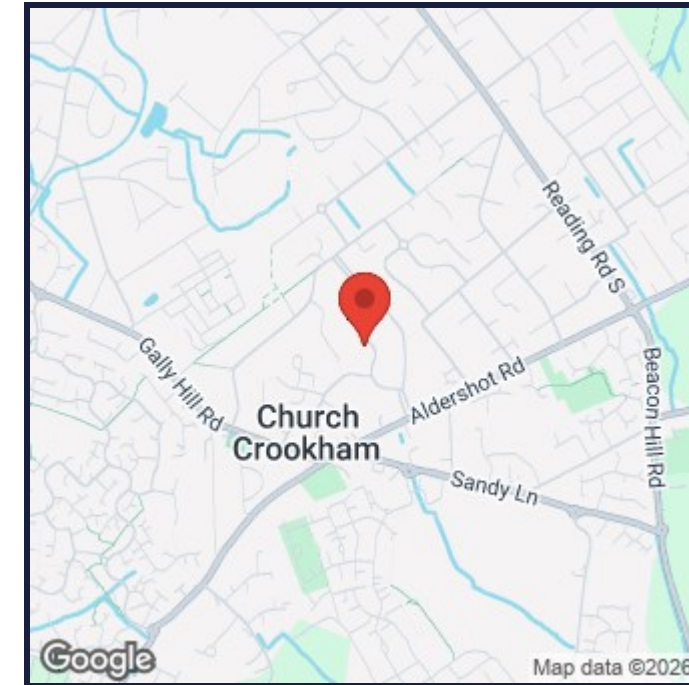




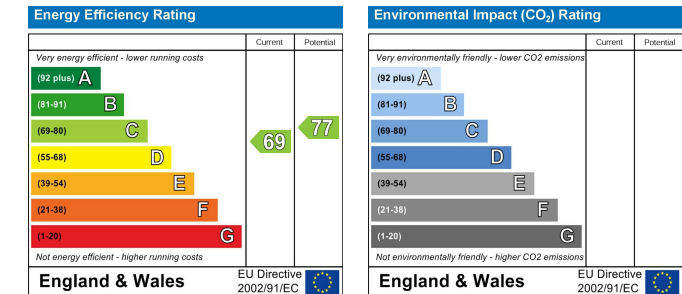
Floor Plans



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

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