



**Selbon**

Residential sales & lettings

Grove Road, Church Crookham, Fleet,  
Hampshire, GU52 6DX

Guide price £585,000 Freehold



**01252 979300**

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



- Scope to Extend
- Three Reception Rooms
- Cul-De-Sac Location
- Kitchen/Breakfast Room
- Close Proximity of Tweseldown Woods
- Five Bedrooms
- Ample Driveway Parking
- Garden in Excess of 80ft
- Close Proximity of Shops
- Sought After Location

Selbon Estate Agents are delighted to offer to the market this five-bedroom semi-detached home which is situated within a sought-after location within Church Crookham. Benefits to this property include a three-reception room, an enclosed rear garden, driveway parking, kitchen/breakfast room and scope to extend STPP.

The ground floor accommodation offers a spacious entrance hall leading to the light and airy living room which offers a feature gas fireplace and access into the family room. The kitchen/breakfast room offers a range of units, work surfacing, hob, oven, breakfast bar and additional appliance space. Within the kitchen, you have access to the garden, downstairs W.C and utility room. The ground floor accommodation is finished with the dining room.

On the first floor the property offers five bedrooms with two of the bedrooms benefiting from built in wardrobes. The first-floor accommodation is finished with the family bathroom which offers a shower, sink and toilet.

Outside the enclosed and charming garden measures in excess of 80 ft and is mainly laid to lawn with well-established flowers, shrub beds and trees throughout. At the rear of the property, you will find a substantial patio area which is ideal for al fresco dining.

The front of the property offers ample driveway parking and access to the rear garden through a side gate.

The property sits in the catchment area of many of Fleet's sought after schools including Heatherside and Courtmoor, local shops including a cafe, newsagents, Tesco express and a fish and chips shop, are all within close proximity.

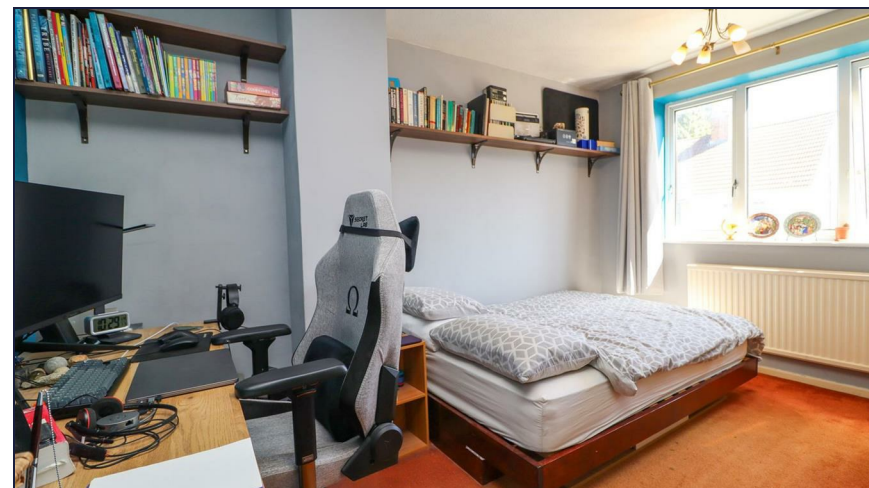
Fleet town centre is a short drive, with an array of shops, bars and restaurants. Fleet mainline railway station and access to the M3 & A3 are a short drive away.







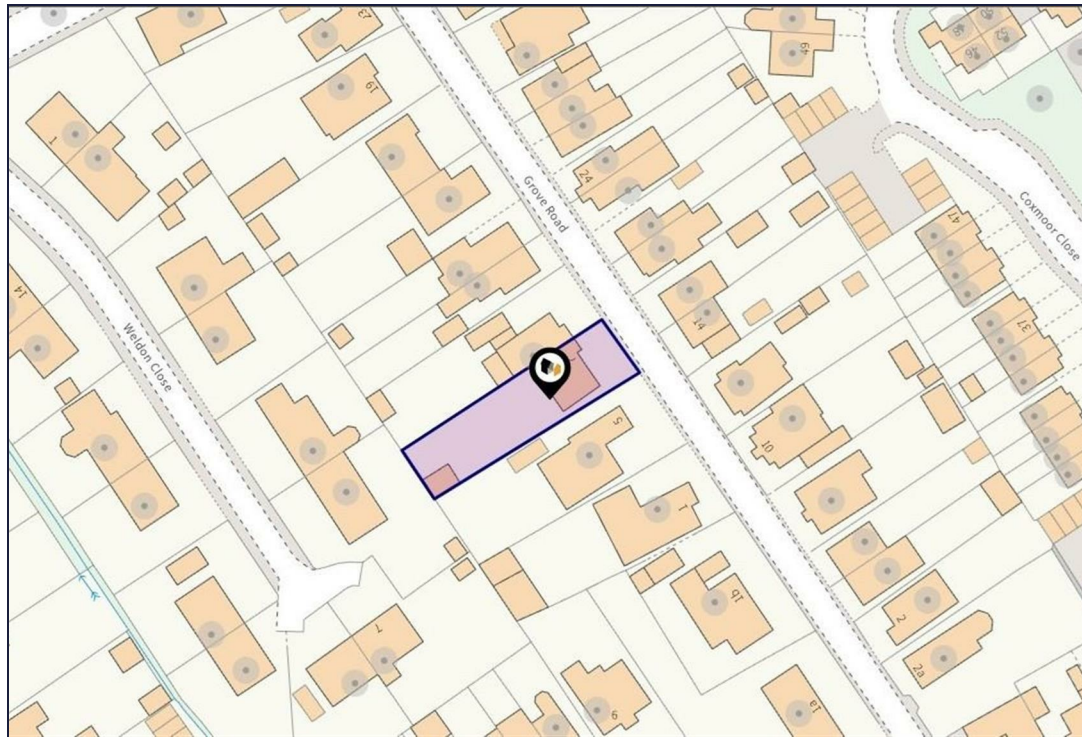


















Floor Plans

