



Selbon

Residential sales & lettings

Veronica Drive, Crookham Village, Fleet,
Hampshire, GU51 5SF

Offers over £600,000 Freehold



01252 979300
Selbonproperty.co.uk

- Crookham Village Location
- Four Bedrooms
- Kitchen/Breakfast Room
- Driveway Parking & Garage
- Close to Local Schools & Amenities
- Detached Family Home
- Living Room & Dining Room
- Mature Rear Garden
- Potential to Extend (S.T.P.P)
- Complete Chain Above

Selbon Estate Agents are delighted to offer to the market this four bedroom detached family home, ideally located in a cul-de-sac location in the heart of Crookham Village. The property boasts over 1700 Sq.Ft. of accommodation and has scope to extend (S.T.P.P.)

The property is ideally located for schools and amenities and is currently in the catchment area for Dogmersfield CE Primary school and Calthorpe Park secondary school.

On entering the property you are welcomed into a reception hallway with stairs to the first floor with storage cupboard below. The principal living accommodation includes an 18ft. kitchen/breakfast room, 22ft. living room with feature fireplace and doors to the rear garden, a dining room, utility/boot room and cloakroom to the ground floor.

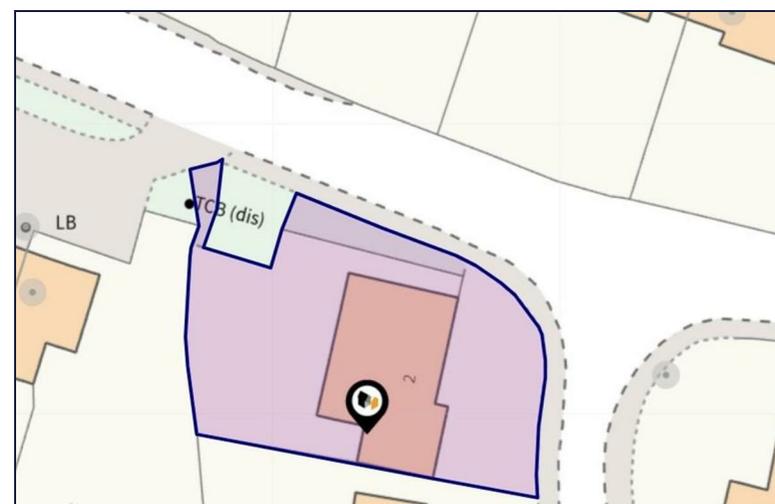
The kitchen is fitted with a range of eye and base level cupboard and drawer units under a roll top work surfaces. Inset sink with mixer tap, built-in 5 ring hob with extractor over, built-in oven and microwave. Space for white goods, breakfast bar and space for a dining table.

To the first floor are four bedrooms (two with built-in wardrobes) and a four piece family bathroom. The bathroom comprises; panel enclosed bath, low level W.C, separate shower cubicle and hand wash basin.

Externally the rear garden measures approximately 40ft. in length by 55ft. in width and is predominately laid to lawn with mature shrubs and borders. Immediately to the rear of the property is a patio area of which is partly covered.

To the front there is an area of lawn with ornamental planting. A driveway provides off-street parking and leads to a garage.

Crookham Village is a short drive away from local shops, schools and other amenities including 3 local pubs The Spice Merchant, The Queens Head and the Exchequer, which are all within close proximity, Hitches Lane itself is home to Calthorpe School, Hart Leisure Centre and the Edenbrook country park.







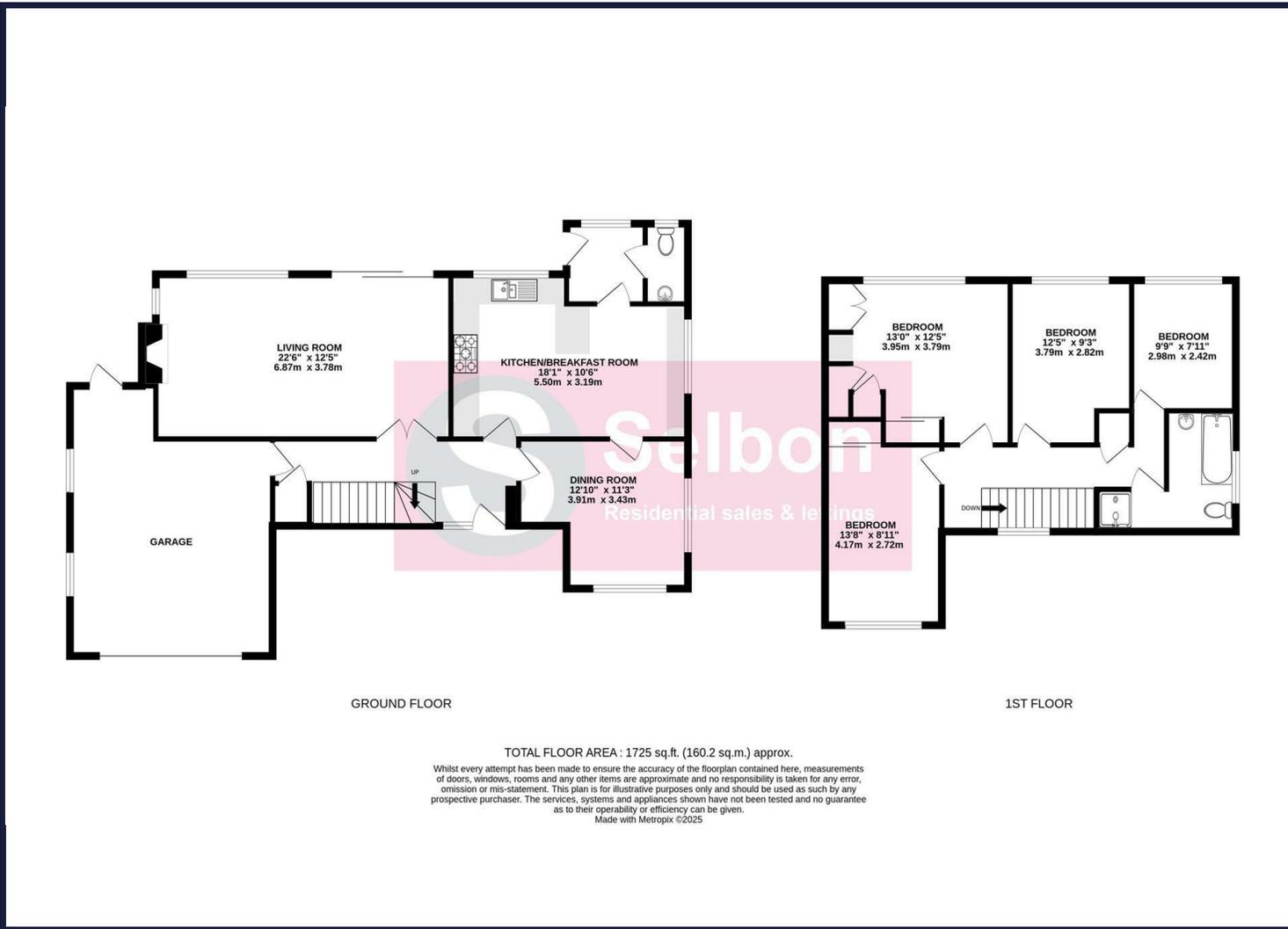








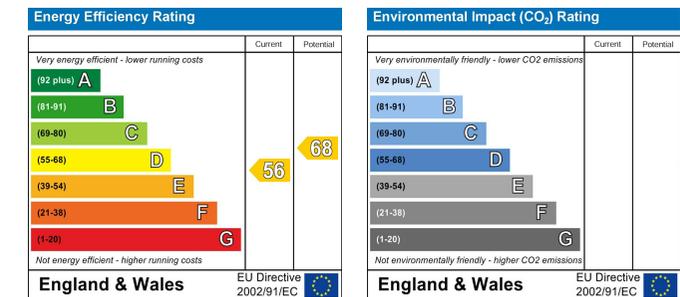
Floor Plans



Area Map



Energy Performance Graph



Council Tax Band: F

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.

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