



Selbon

Residential sales & lettings

Madeley Road, Church Crookham,
Hampshire, GU52 6AR

Guide price £800,000 Freehold



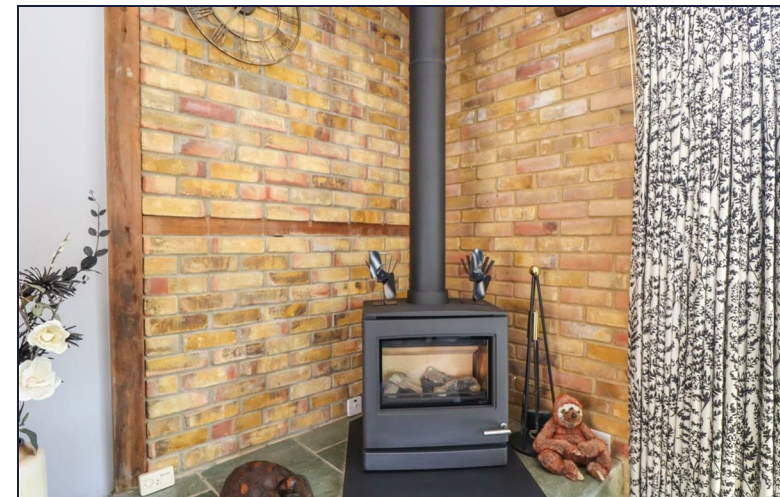
01252 979300
Selbonproperty.co.uk

- Three Reception Rooms
- Corner Plot
- 18ft Living Room
- Open Plan Kitchen
- Solar Panels with Battery Storage and EV Car Charger
- Three Bathrooms
- Two Utility Rooms
- Three Bedrooms
- Double Garage with Ample Parking
- Close Proximity of Local Shops

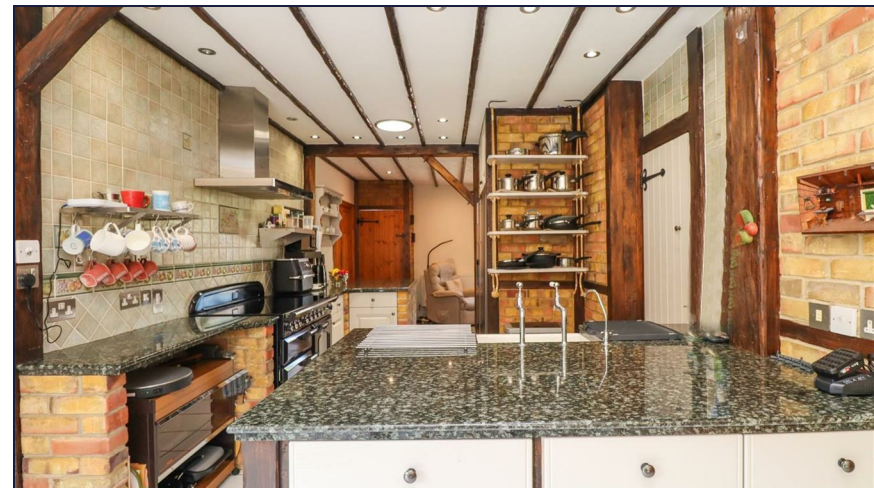
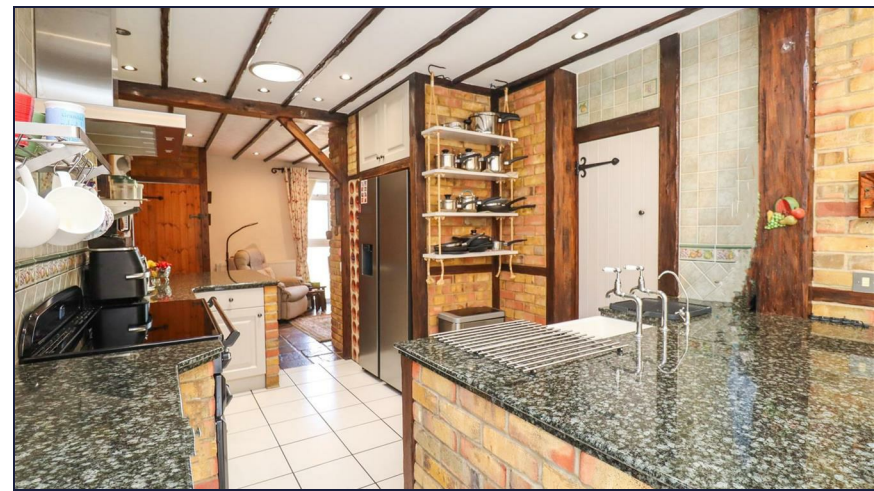
Selbon Estate Agents are delighted to offer to the market this three-bedroom detached extended bungalow which is situated, within the sought-after area of Church Crookham. Benefits to this property include solar panels with battery storage, EV car charger, three reception rooms, ample driveway parking with a detached double garage and an open plan kitchen.

Accommodation comprises of a vast entrance hall which sets the scene for exploring this property. The light and airy dining room gives access to the garden through a set of French doors and opens into the open plan kitchen. The kitchen offers a range of units, work surfacing and integrated appliances. Within the family room you have a beautiful brick fireplace access to the garden and a set of double doors into the stunning 18ft living room. This triple aspect room has a standout gas stove, high ceilings with exposed beams and access to the garden. The three bedrooms all offer built-in wardrobes with two of the bedrooms benefitting from refitted en-suite shower rooms and bedroom three which is currently used as the study offering a pull down double bed. The accommodation is finished with the refitted shower room and spacious utility room.

Outside the landscaped corner plot stretches to the westerly side of the property and is mainly lawn to lawn with established flowers, shrub beds and trees throughout. Outside the dining room/living room you have a generous composite decking area which is ideal for alfresco dining. The front of the property you have ample driveway parking with a detached double garage which benefits from electric doors, an outside toilet and utility room.





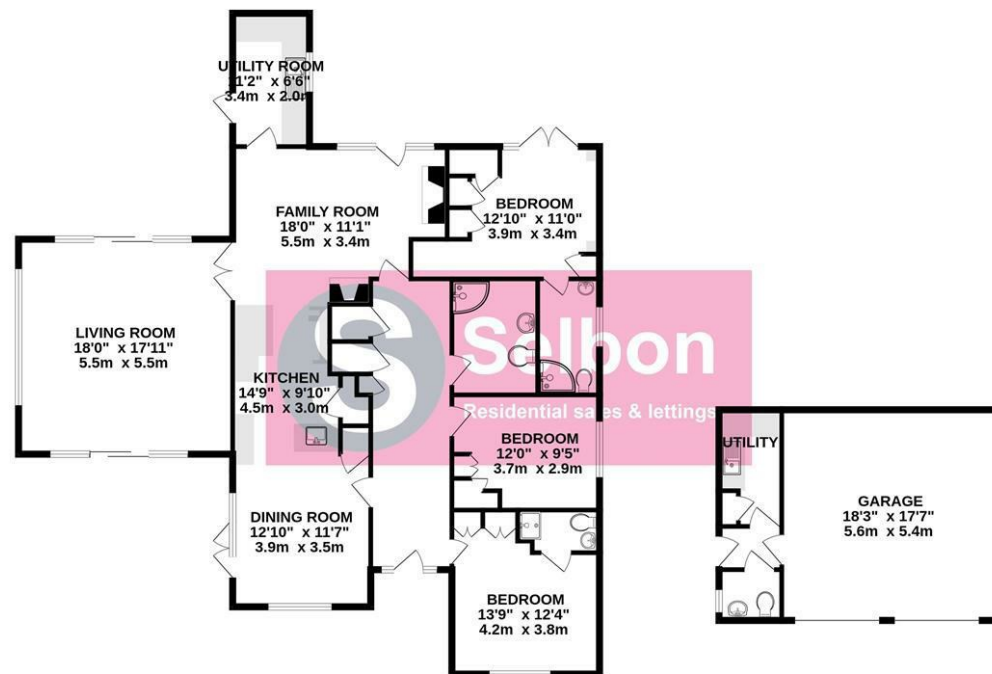








Floor Plans

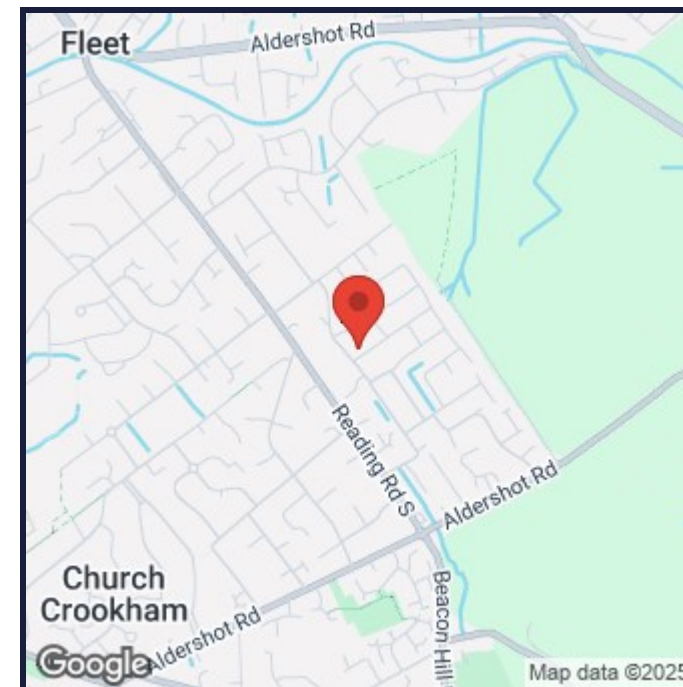


GROUND FLOOR

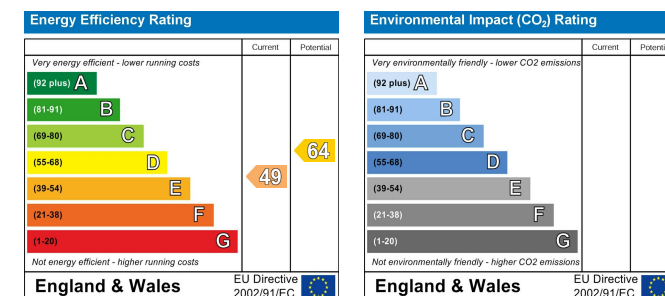
TOTAL FLOOR AREA : 1980sq.ft. (183.9 sq.m.) approx.

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.

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Energy Performance Graph



Viewing

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

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Council Tax Band: E

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