



**Selbon**

Residential sales & lettings

Oakwood, Church Crookham, Fleet,  
Hampshire, GU52 8BY

Guide price £400,000 Freehold



**01252 979300**  
Selbonproperty.co.uk

- No Onward Chain
- Close to Local Schools
- Cul- De-Sac Location
- Downstairs Bathroom
- Enclosed Rear Garden
- Ideal First Time Purchase or Investment Property
- Close to Local Amenities
- Driveway Parking
- Garage
- Kitchen/Dining Room

Selbon Estate Agents are delighted to offer to the market this three-bedroom semi-detached family home which is situated in the desirable area of Church Crookham. Benefits to this property include spacious and flexible accommodation, an enclosed rear garden, kitchen/dining room and no onward chain.

Accommodation comprises of a spacious entrance hall leading to the light and airy living room which offers direct access to the kitchen/dining room. The kitchen offers a range of units, work surfacing, built in appliances and space for additional appliances. Within the kitchen you have access to the rear garden. The accommodation on the ground floor is finished with understairs storage and a generous downstairs family bathroom which offers a toilet, sink and bath with shower overhead.

Upstairs the property offers three bedrooms with two of the rooms benefiting from built in wardrobes.

Outside the charming, enclosed garden is mainly laid with artificial grass with well-established flowers and shrub beds. At the rear of the property, you will find a spacious patio area which is ideal for al fresco dining. Within the garden the garage offers a potential home office or studio.

At the front of the property, you have ample driveway parking.

Further benefits include – double glazed windows and gas central heating.

The property is within close proximity to local amenities and is currently within catchment for Tweseldown Infants school, Church Crookham Junior school and Courtmoor secondary school.

Fleet town centre is under 2 miles away with an array of shops, bars and restaurants. There is easy access to walking, running and cycling routes including Caesars Camp, Velmead woods, Basingbourne Woods and the Basingstoke canal. Fleet mainline railway station is around 3 miles distant with trains to London Waterloo in under 40 minutes.













