



- Extended Detached Family Home
- Four Bedrooms
- Living Room & Study
- En-Suite Shower Room & Family Bathroom
- Driveway Parking & Garage
- Courtmoor Area of Fleet
- 19ft. Kitchen/Breakfast/Dining Room
- Utility Room & Cloakroom
- Approx. 60ft. Rear Garden
- Close to Local Amenities

Selbon Estate Agents are delighted to offer to the market this extended four bedroom detached family home, ideally located in the sought-after Church Crookham area of Fleet.

The property has been re-modelled and updated to offer excellent family living accommodation spanning across two floors.

The current school catchment areas include: Tweseldown Infant school, Church Crookham Junior school and Court Moor Secondary school.

On entering the property you are welcomed into a reception hallway with stairs to the first floor with storage below. The principle living accommodation includes a 19ft. open plan kitchen/breakfast/dining room with bi-folding doors to the rear garden. In addition there is a living room, study, utility room and a cloakroom to the ground floor.

Of particular note is the kitchen that has been re-fitted to a high standard with eye and base level cupboard and drawer units with central island (with built-in 5 ring gas hob). Built-in appliances include; electric oven, dishwasher, fridge and freezer. The utility room comprises further base level cupboards with washing machine and tumble dryer.

To the first floor are four bedrooms and a re-fitted family bathroom. The main bedroom also boasts built-in wardrobes and a re-fitted en-suite shower room.

Externally the South-Westerly facing rear garden measures around 60ft. in length and is predominately laid to artificial lawn with large area of decking immediately to the rear of the property.

To the front is ample driveway parking which leads to a garage with up and over door, courtesy door to the utility room, power and light.

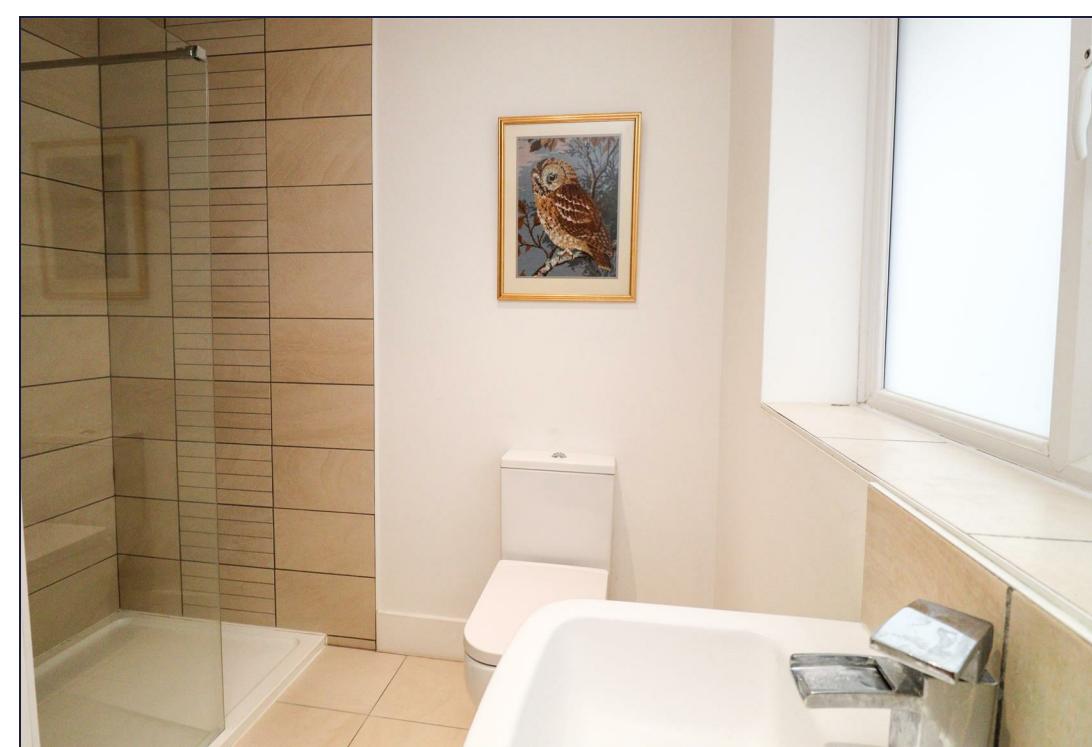
Fleet town centre is under 1.5 miles away with an array of shops, bars and restaurants, Fleet mainline railway station and access to the M3 are a short drive away and there is easy access to walking, running and cycling routes including Caesars Camp, Velford Woods, and the Basingstoke canal to name but a few.



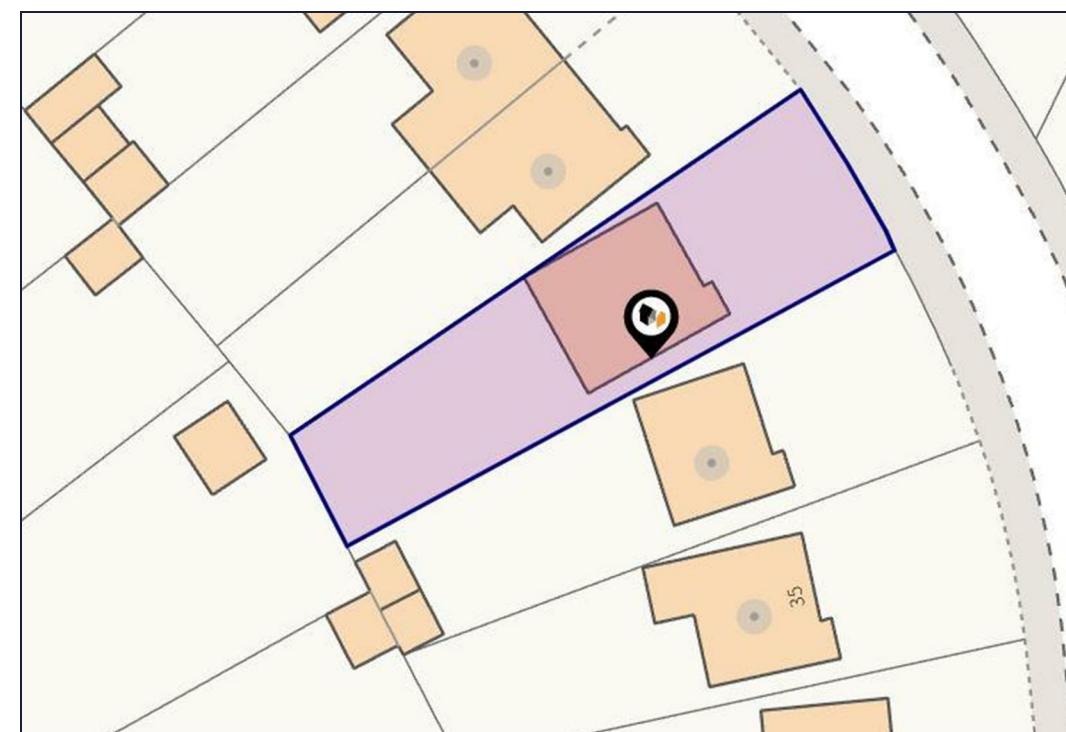




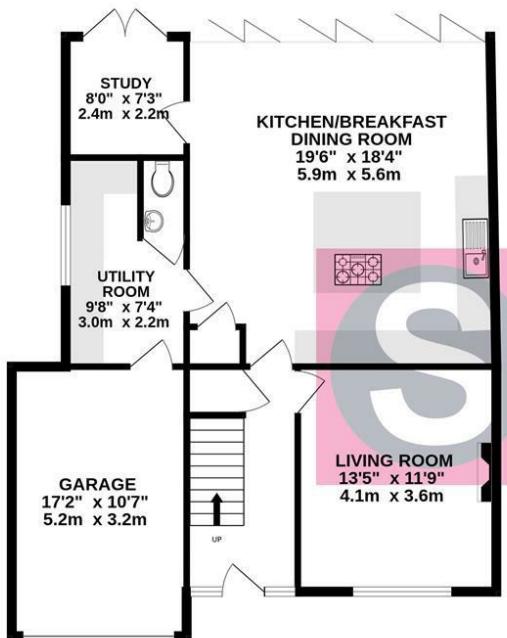




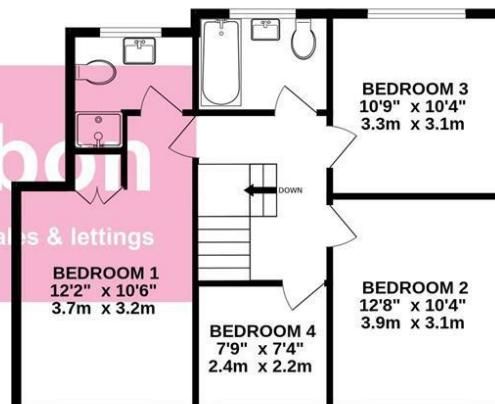








GROUND FLOOR

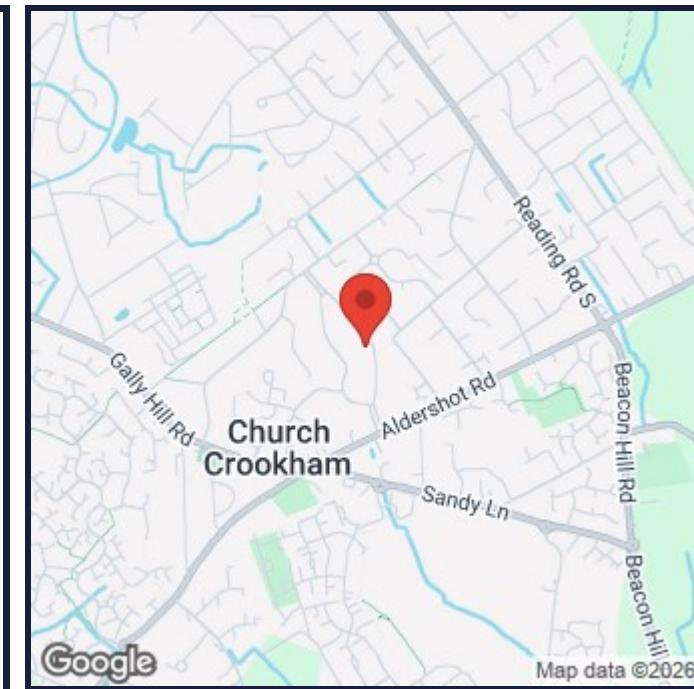


1ST FLOOR

TOTAL FLOOR AREA : 1453sq.ft. (135.0 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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Residential sales &amp; lettings



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Viewing

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

## Council Tax Band: F

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## Selbon Property Services Ltd

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