



**Selbon**

Residential sales & lettings

Aldershot Road, Church Crookham,  
Hampshire, GU52 8JS  
Offers in excess of £400,000 Freehold

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**01252 979300**  
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- Character Semi-Detached Home
- Living Room/Dining Room & Kitchen
- Newly Added Shower Room (First Floor)
- Driveway Parking
- Close to Local Schools & Amenities
- Two Bedrooms
- Re-Fitted Bathroom (Ground Floor)
- Approx. 100ft. Rear Garden
- Planning Permission in Place (Loft Conversion)
- Gas Central Heating

Selbon Estate Agents are delighted to offer to the market this two bedroom character semi-detached home, ideally situated in this non-estate location in Church Crookham.

The property has planning permission in place for a loft conversion and is an ideal family home given its proximity to local schools and amenities. The current catchments include Tweseldown Infants school, Church Crookham Junior school and Courtmoor secondary school.

The current owners have re-modelled and updated the property which include adding a second shower room to the first floor.

On entering the property you are welcomed into the porch which in turn opens to the living room / dining room. The living room boasts a feature fireplace and opens to the dining room, with stairs to the first floor and door to the kitchen.

The kitchen comprises eye and base level cupboard and drawer units with inset ceramic sink and mixer tap, built-in oven and hob. There is space for an upright fridge/freezer and doors leading to the rear porch, a boiler cupboard and the bathroom.

The re-fitted bathroom comprises white suite with panel enclosed bath with shower over, hand wash basin and W.C. Furthermore the bathroom is complimented with fully tiled walls and a heated towel rail.

To the first floor are two bedrooms and a newly installed shower room with double shower, hand wash basin and W.C.

Externally the rear garden measures approximately 100ft. in length and is predominately laid to lawn with a patio area immediately to the rear of the property and a gate leading to the front.

To the front is driveway parking which is laid to shingle.

For those that like outdoor space there is an abundance of local places to visit including Caesars Camp, Velmead Woods, and the Basingstoke canal to name a few.

Planning permission for the loft conversion can be found on Hart Planning: Ref Code: 25/00570/LDC



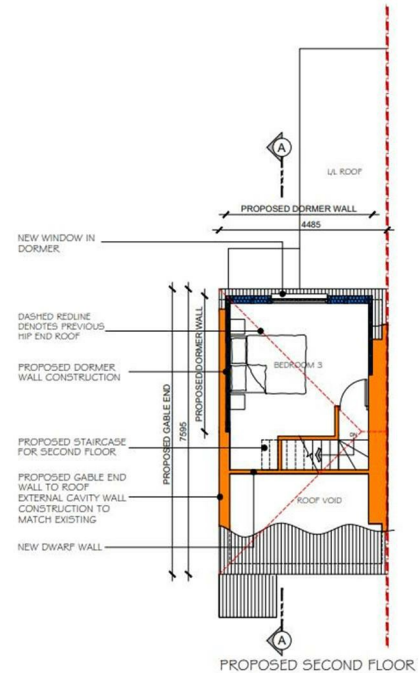
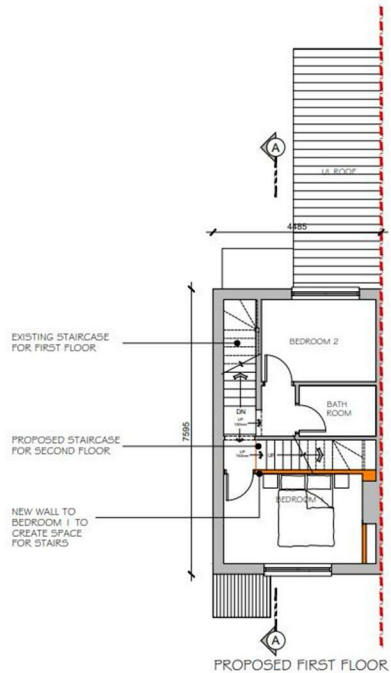
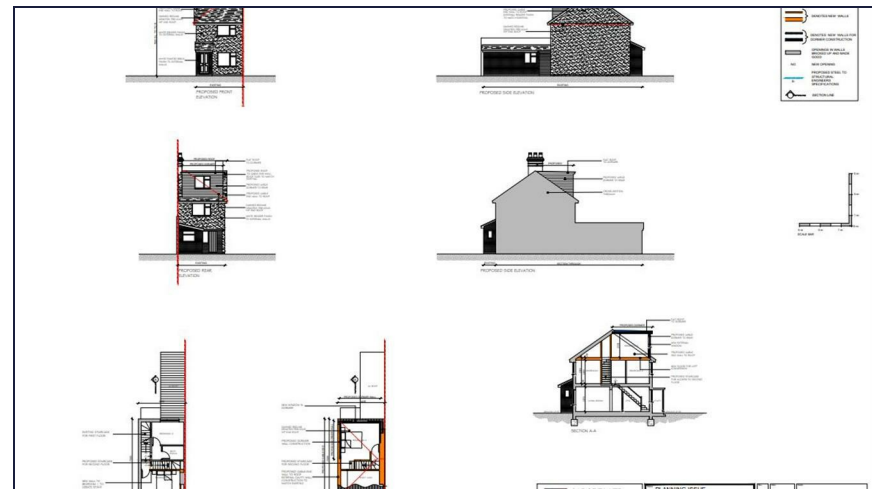
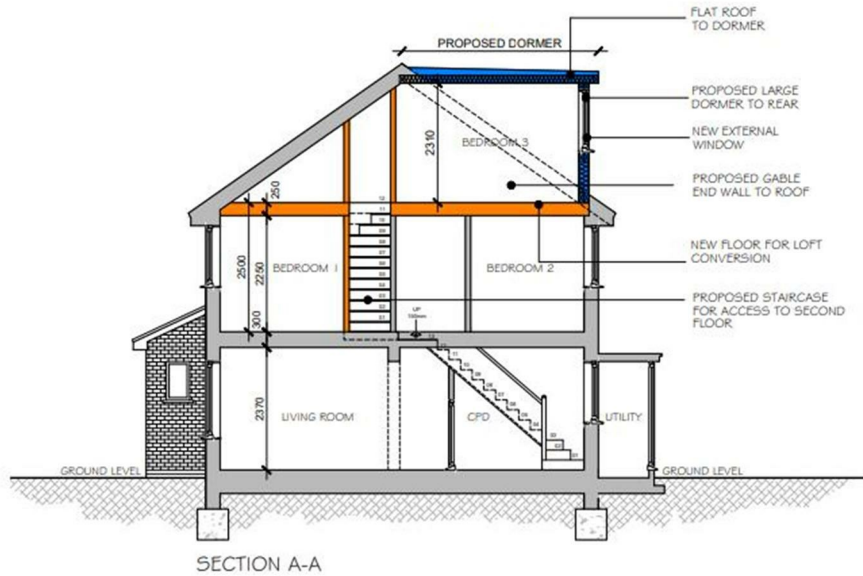




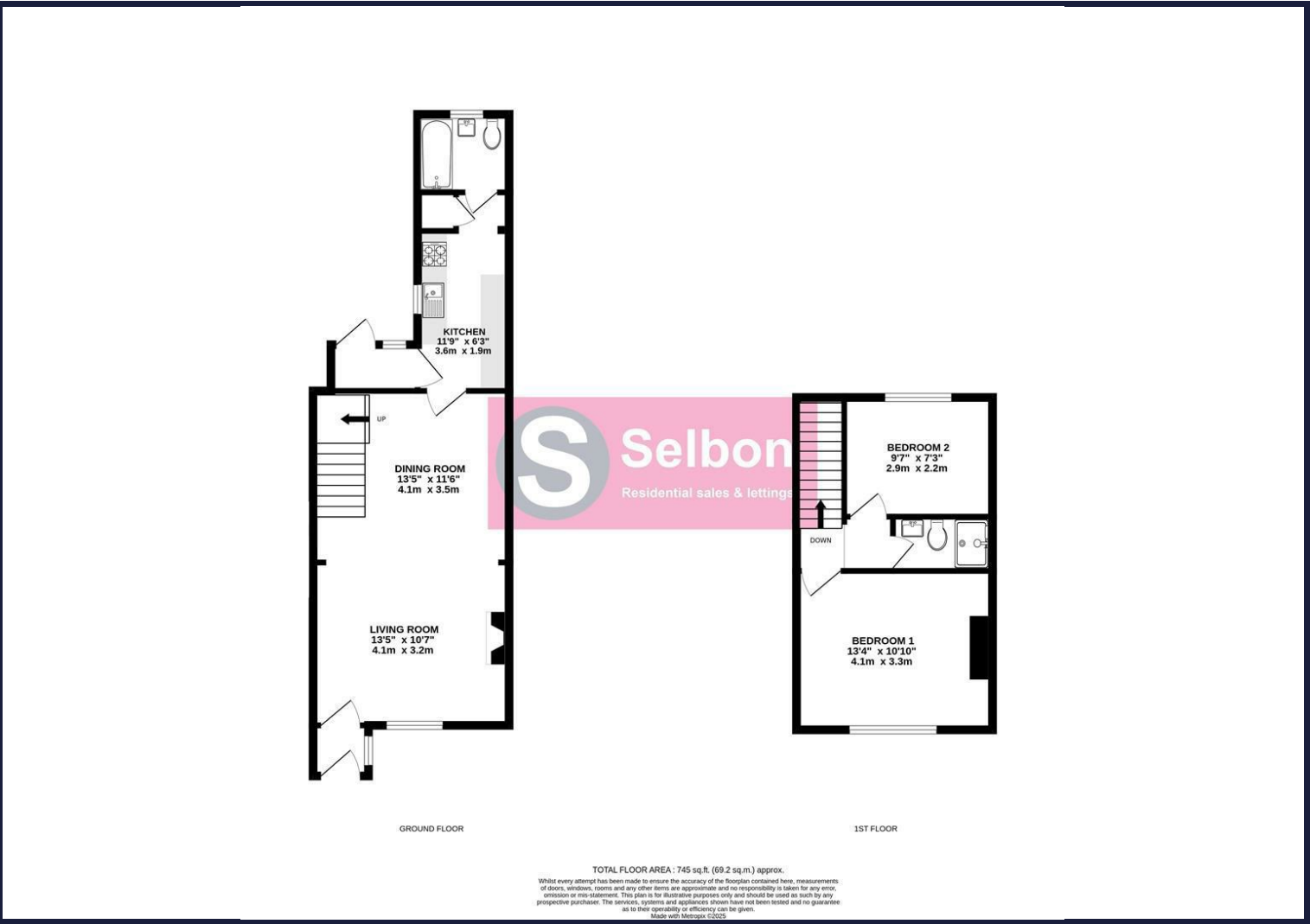








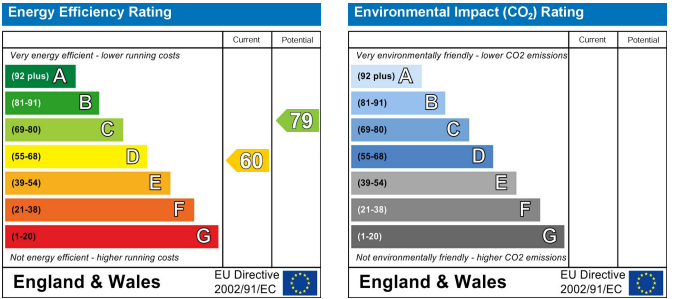
Floor Plans



Area Map



Energy Performance Graph



Viewing

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

Council Tax Band: D

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