



**Selbon**

Residential sales & lettings

Hunnels Close, Church Crookham, Fleet,  
, GU52 6YR

Offers in excess of £475,000 Freehold



**01252 979300**

Selbonproperty.co.uk

- Modern Detached Home
- Refitted Cloakroom
- 15ft Refitted Kitchen/Breakfast Room
- Gas Radiator Heating & Double Glazed Windows
- Garage & Driveway Parking For 2 Cars
- Entrance Hall
- 15ft Lounge
- 3 Bedrooms, En Suite & Refitted Bathroom
- Enclosed Westerly Facing Private Rear Garden
- Cul De Sac Location

Selbon Estate Agents are delighted to offer this modern detached family home to the market, situated in a cul de sac, on the ever popular Zebon Copse development in, Church Crookham.

The home has been subject to modernisation over the years and is offered in our opinion, in good order throughout. The current vendors have upgraded the soffits, fascia's, replaced the double glazed windows, added new worksurfaces and landscaped the rear garden.

Accessed via a brick block driveway leading to the front door, which leads to the entrance hall with stairs to the first floor landing and doors to the lounge and the downstairs refitted cloakroom.

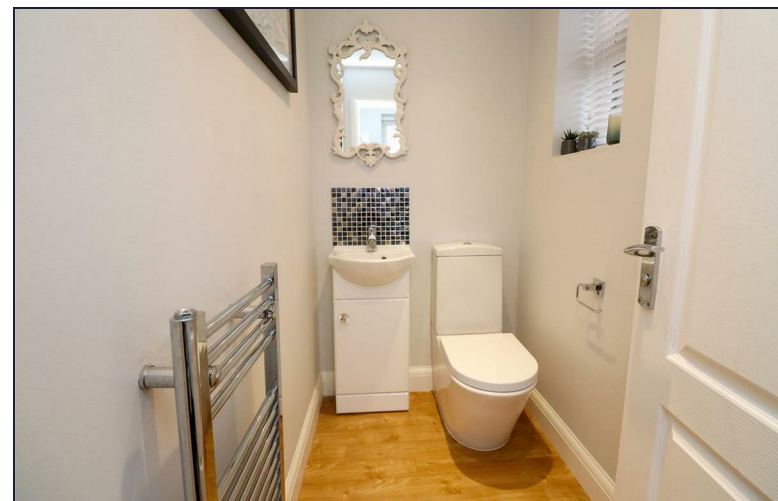
The front aspect 15ft lounge has stairs to the first floor landing with a storage cupboard below and access to the 15ft refitted kitchen/breakfast room which has ample worksurfaces, eye and base level storage units, some integrated appliances, space for dining room table and chairs and double glazed French doors to the rear garden.

The first floor landing has access to the loft, an airing cupboard, a bulk head storage cupboard housing the boiler, as well as doors to all bedrooms and the family bathroom.

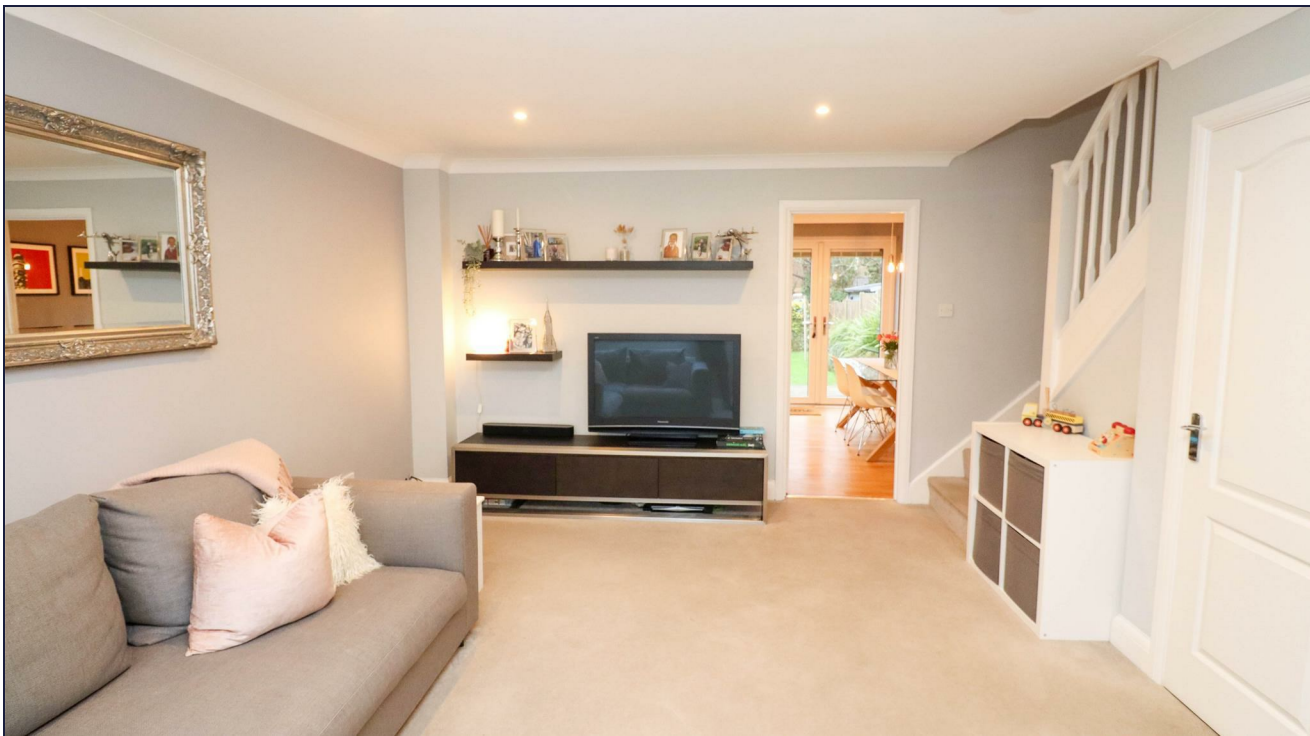
The main bedroom has a double built in wardrobe and an en-suite shower room, there are 2 further bedrooms and a re-fitted family bathroom with a white suite.

Further benefits include double glazed windows, gas central heating, driveway parking for 2/3 cars, an attached single garage with eaves storage space and a door to the westerly facing rear garden.

Zebon Copse has its own convenience store, a wealth of walking, running and cycling routes including the Basingstoke canal and a community centre. Fleet Town Centre is in close proximity with its shopping and leisure facilities, infant, junior and senior schools and health care services. Fleet mainline railway station offers services to London Waterloo, whilst junction 4a of the M3 motorway is a short drive away along with the historic villages of Hartley Wintney and Odiham.









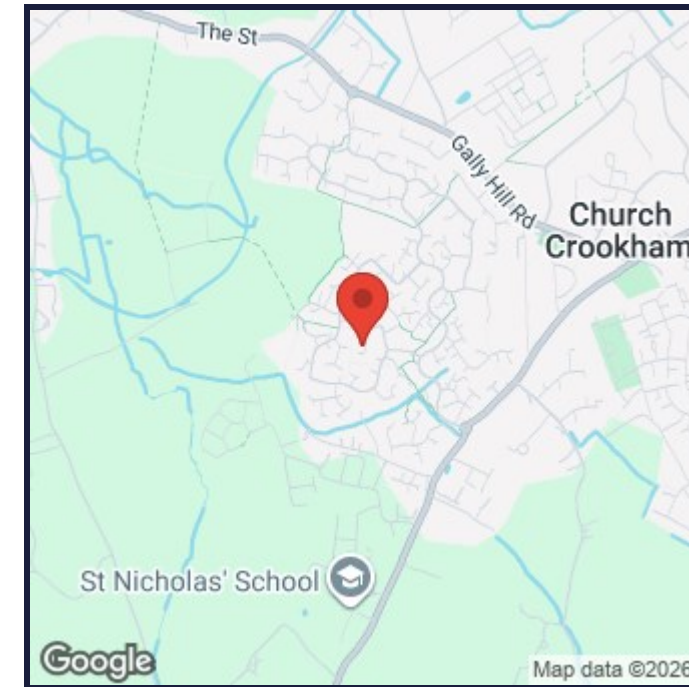




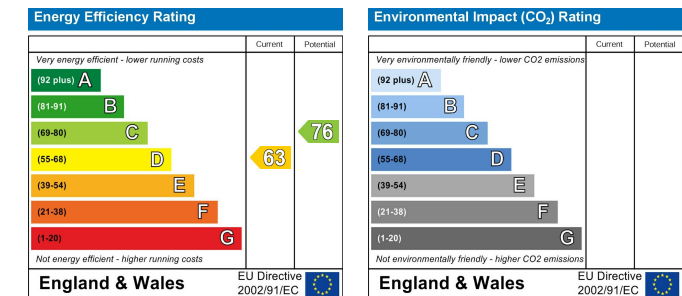
## Floor Plans



## 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

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.

## Council Tax Band: E

### 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