



Selbon

Residential sales & lettings

Silvester Way, Church Crookham, Fleet,
Hampshire, GU52 0TP

Offers in excess of £450,000 Freehold



01252 979300

Selbonproperty.co.uk

- Modern Semi Detached Home
- Lounge/Dining Room
- Main Bedroom With En Suite
- Gas Radiator Heating & Double Glazed Windows
- Garage & Driveway For 2 Cars
- Entrance Hall & Cloakroom
- Refitted Kitchen
- 2 Further Bedrooms & Refitted Bathroom
- Easterly Facing Rear Garden
- Zebon Copse Location

Selbon Estate Agents are delighted to offer this modern semi detached family home to the market, built by Mssrs Bryant Homes to their 'Rowan' design, situated on the ever popular Zebon Copse, in Church Crookham.

The 'Rowan' is a popular design for many reasons, very few semi detached properties offer a cloakroom, an en suite with built in wardrobe area as well as the opportunity to convert the integral garage into additional living accommodation (subject to normal building control regulations).

The property is accessed via a driveway which leads to the canopied entrance porch, the front door leads to the entrance hall with stairs to the first floor landing and a door to the 24 ft lounge/dining room. The lounge area overlooks the front and the dining area has a feature bay window over looking the rear garden.

The refitted kitchen overlooks the rear garden and has ample work surfaces, eye and base level storage units, integrated appliances, as well as having doors to the rear garden and the inner hallway, which in turn has doors leading to the refitted cloakroom and an integral single garage.

The landing gives access to the loft, an airing cupboard housing the hot water tank, the main bedroom, which has an area with 2 built in wardrobes with mirror sliding doors, leading to the refitted en suite shower room. There are 2 further bedrooms and a refitted family bathroom.

Further benefits include gas radiator heating, double glazed windows, driveway parking for 2 cars, an integral garage, an enclosed landscaped easterly facing rear garden with a high degree of privacy.

Zebon Copse has its own convenience store, a wealth of walking, running and cycling routes including the Basingstoke canal and a thriving 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 (London Waterloo) and excellent road links are a short distance away.





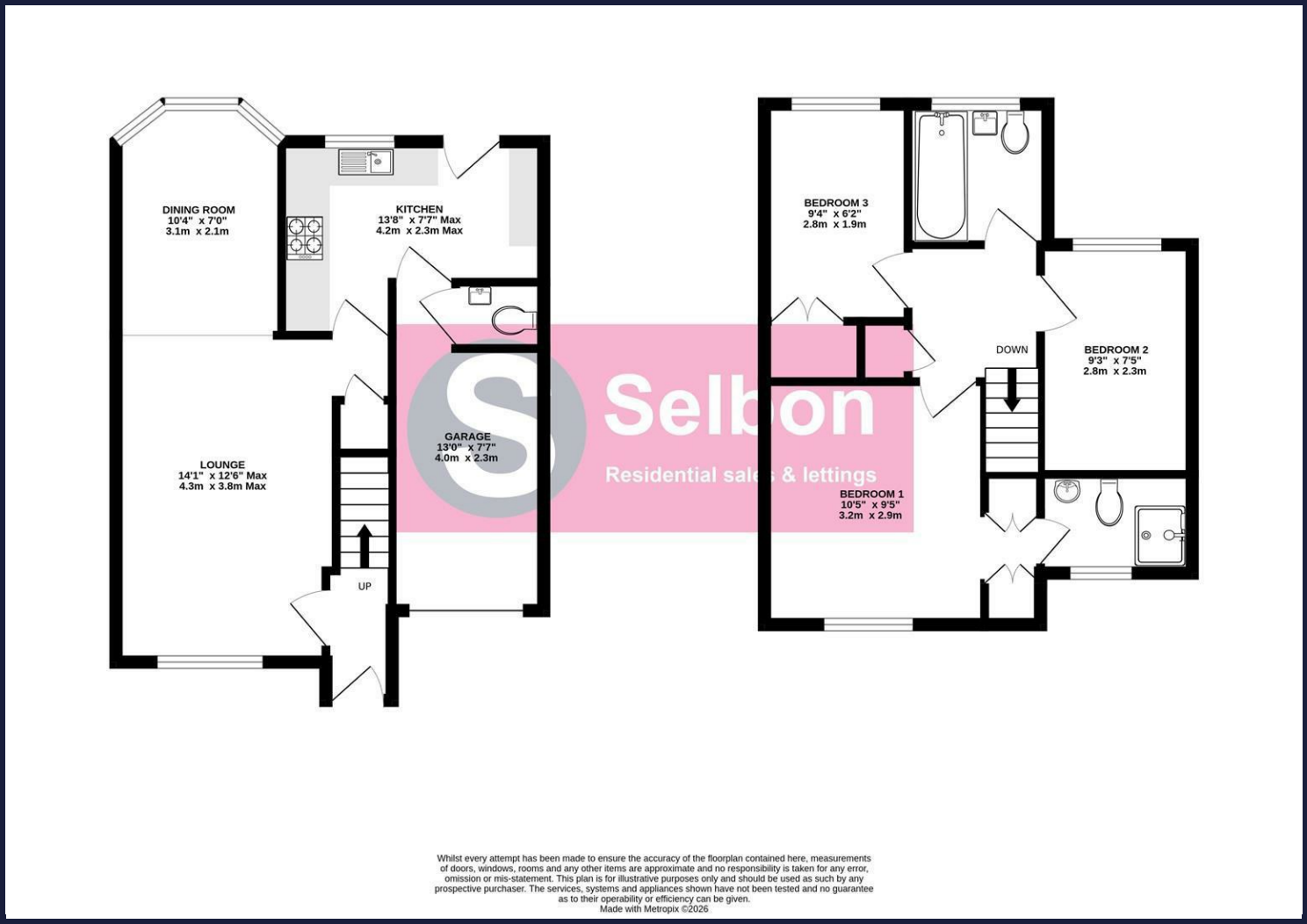








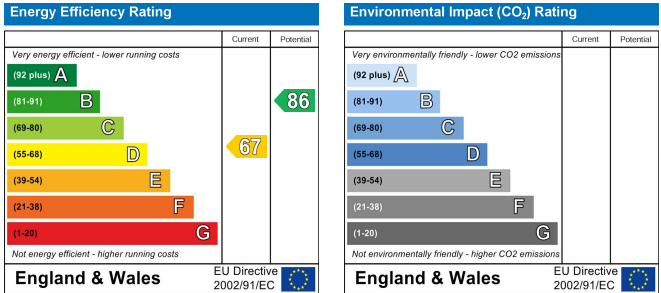
Floor Plans



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

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Council Tax Band: D