



Selbon

Residential sales & lettings

Curzon Drive, Church Crookham, Fleet,
Hampshire, GU52 6JL

Offers over £600,000 Freehold

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01252 979300
Selbonproperty.co.uk

- No Onward Chain
- Ample Driveway Parking
- Two Reception Rooms
- Cul-De Sac Location
- Enclosed Rear Garden
- Scope to Extend STPP
- Double Garage
- Three Bathrooms
- Four Bedrooms
- In Need of Modernisation

Selbon Estate Agents are delighted to offer to the market this four-bedroom detached family home which is offered to the market with spacious and flexible accommodation throughout. Benefits to this property include ample driveway parking with a double garage, two reception rooms, scope to extend STPP and no onward chain.

Accommodation comprises of a spacious entrance hall leading to the 18ft dual aspect living room which offers a feature gas fireplace and access to the rear garden through a side door. The kitchen/breakfast room offers space for a range of appliances and plenty of storage with access to the garden found within this room. The ground floor accommodation is finished with the dining room and a downstairs shower room.

On the first floor the property offers four bedrooms with the main bedroom benefiting from an en-suite bathroom. The first-floor accommodation is finished with the family bathroom which offers a sink, toilet and bath.

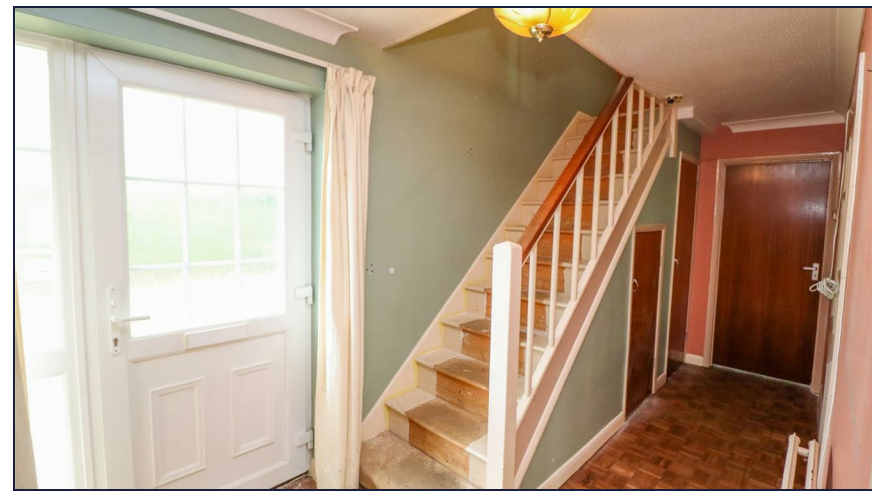
Outside the enclosed garden is mainly laid to lawn with well-established flowers, shrub beds and trees throughout. At the rear of the property a patio area can be found which is ideal for al fresco dining. Within the garden you have access to the detached double garage and at the front of the property you have ample driveway parking and a small lawned area enclosed but mature hedges.

The property sits in the catchment area of many of Fleet's sought after schools including Heatherside and Courtmoor, local shops including a cafe, newsagents, Tesco express and a fish and chips shop, are all within close proximity.

Fleet town centre is a short drive, with an array of shops, bars and restaurants. Fleet mainline railway station and access to the M3 & A3 are a short drive away.













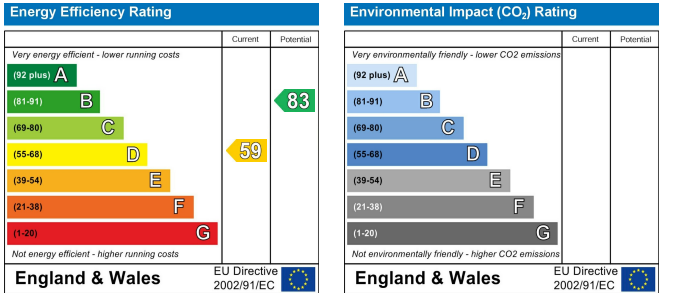
Floor Plans



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: F