



Selbon

Residential sales & lettings

Pine Grove, Church Crookham, Fleet,
Hampshire, GU52 6BQ

Offers over £650,000 Freehold



01252 979300
Selbonproperty.co.uk

- No Onward Chain
- Finished to a High Standard
- 20ft Kitchen/Dining Room
- Garage with Ample Driveway Parking (driveway to be finished)
- Close Proximity of Local Shops
- Extended
- Planning in Place with Hart 23/02625/HOU to Create Two Extra Bedrooms in the Loft
- Two Bathrooms
- Rear Garden (still to be landscaped)
- Close to Local Schools

Selbon Estate Agents are delighted to offer to the market this three-bedroom detached extended bungalow which is situated, within the sought-after area of Church Crookham. The property has been finished to a high standard by the current owner and benefits from a 20ft kitchen/dining room, an enclosed rear garden, no onward chain and the added benefit of planning permission in place, to create two extra bedrooms with en-suites in the loft (Hart - 23/02625/HOU.)

Accommodation comprises of a generous entrance hall which sets the scene for exploring this property. The stunning light and airy Wren kitchen offers worktops, plenty of storage, centre breakfast bar and a range of integrated appliances including double oven, dishwasher and fridge/freezer. Within the kitchen you have a useful utility room which offers space for additional appliances. The spacious dining room is set next to the kitchen and offers Amtico flooring and a set of bi-folding doors which open into the rear garden. The living room offers a feature open fireplace and the accommodation is finished with the refitted family bathroom with sink, toilet and bath with shower overhead and three bedrooms with the main bedroom offering an en-suite shower room.

Outside the garden is currently being landscaped to create a generous lawn area with established flowers, shrub beds and trees. Outside the rear of the property you have a generous patio area which is ideal for alfresco dining. The front of the property offers ample driveway parking which will be laid with gravel and access to a detached garage.

Located within close proximity of Velmead woods and the Basingstoke canal, local shops and other amenities, the home is in the catchment area for many of Fleet's sought after schools including Heatherside and Court Moor schools.

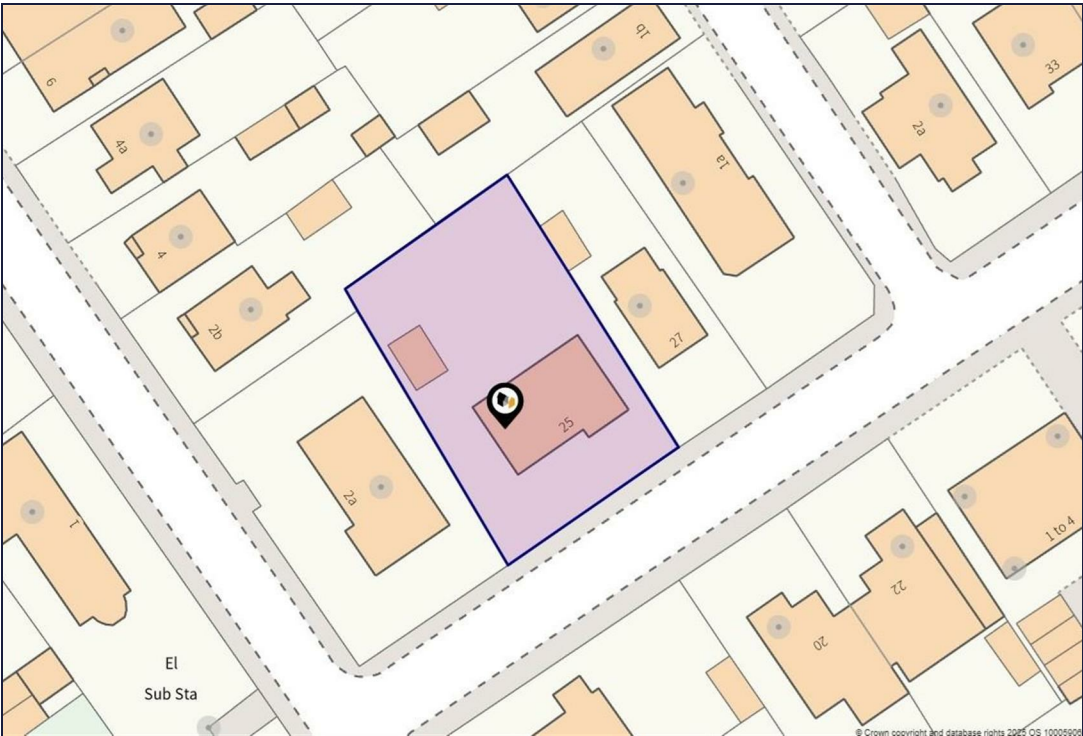
For those looking to commute, Fleet's mainline station is 45 minutes to Waterloo and Fleet has excellent road linking including the M3, A3 and A30.





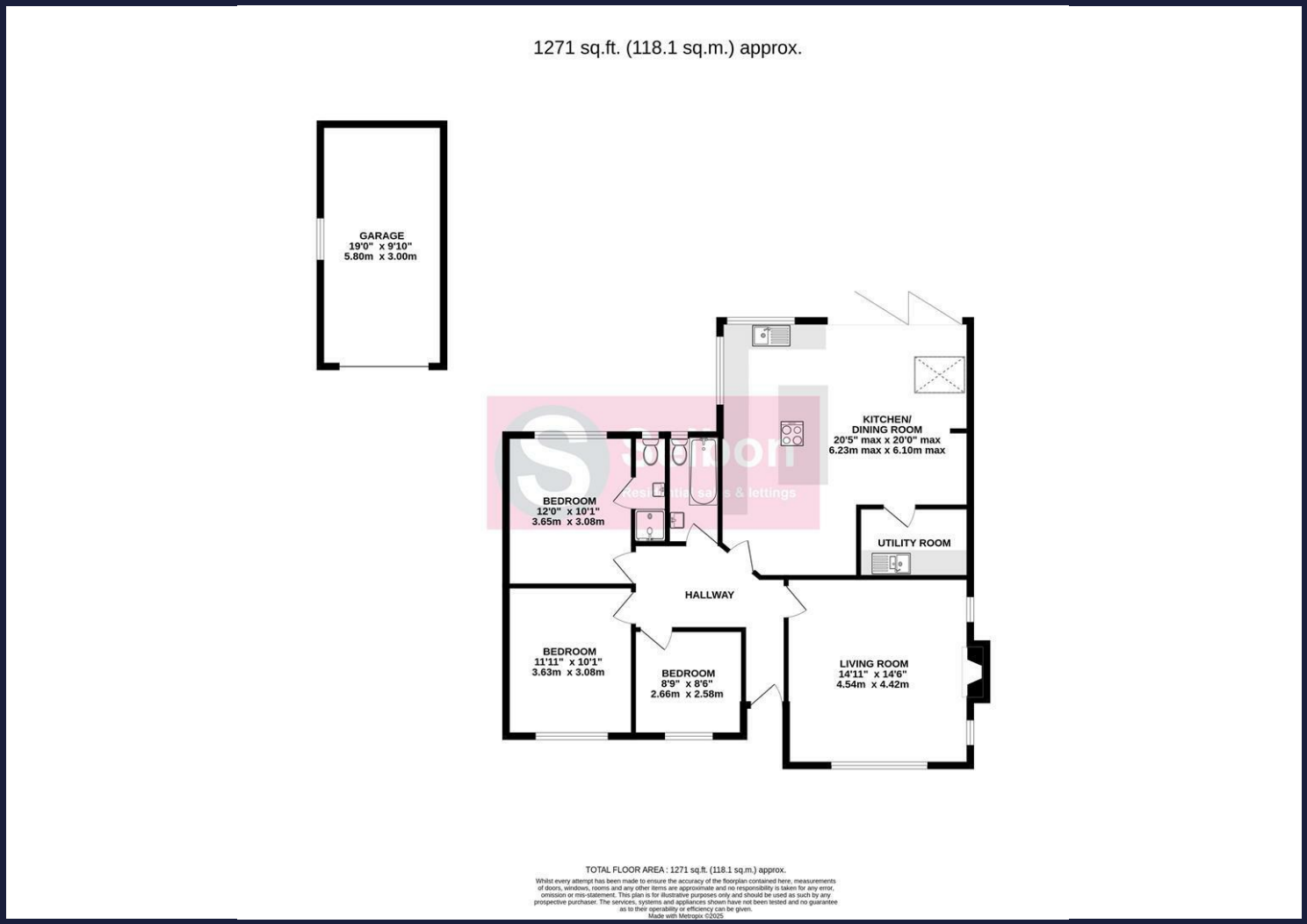








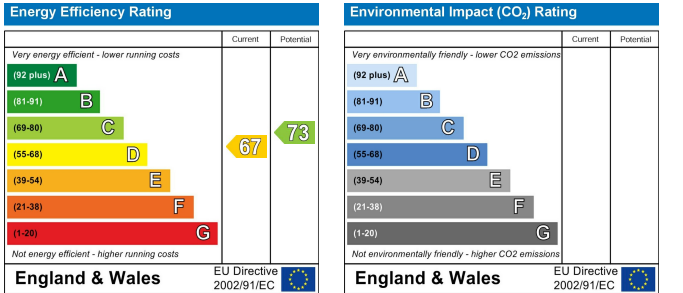
Floor Plans



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