



**Selbon**  
Residential sales & lettings

Pawmers Mead, Church Crookham, Fleet,  
Hampshire, GU52 6DN  
Offers over £450,000 Freehold

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**01252 979300**  
Selbonproperty.co.uk

- Extended End Of Terrace Home
- 15ft Lounge & Conservatory
- 3 Bedrooms & Bathroom
- Enclosed Southerly Facing Garden
- Garage (Partly Converted To Utility Room)
- Entrance Hall & Cloakroom
- 15ft Kitchen/Dining Room & Utility Room
- Gas Radiator Heating & Double Glazed Windows
- Driveway Parking For 3 Cars
- Zebon Copse Location

Selbon Estate Agents are delighted to offer the opportunity to acquire this modern, extended bedroom end of terrace home, situated on the ever popular Zebon Copse development, in Church Crookham.

The home has been subject to an extension to the rear, creating further living space via an 'L' shaped conservatory, there has been modernisation throughout and remodelling of the garage, creating a utility room and store area.

The property is an ideal home for a professional couple looking for home working space, for those looking to downsize or for a growing family, with the home in excellent school catchment areas.

The front door leads the entrance hall which has doors to the downstairs cloakroom and the living room. The 15ft front aspect living room has stairs to the first floor landing with a storage cupboard below and open plan access to the 15ft refitted kitchen/dining room with a good range of work surfaces, storage units, appliance space, as well as space for table and chairs.

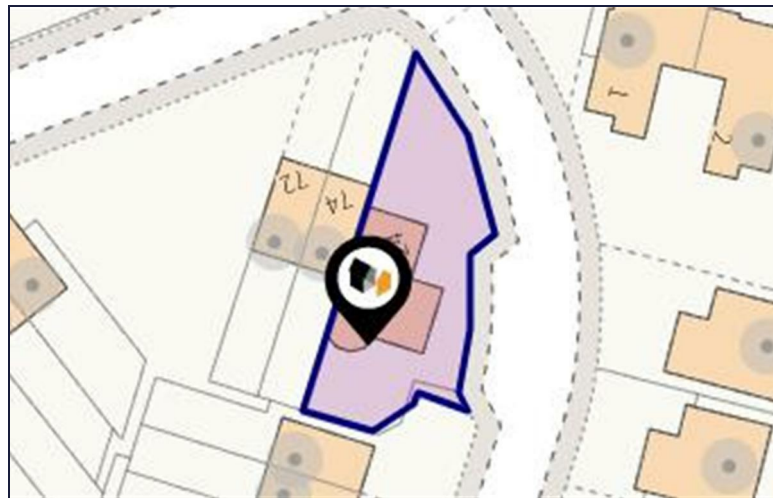
From the kitchen, there is open plan access to the 'L' shaped conservatory with a solid vaulted roof, double glazed French doors to the garden and a door leading to the 9ft utility room (created by conversion of the garage).

The first floor landing has access to the loft and doors to the three bedrooms and a bathroom with a refitted white suite.

Further benefits from gas central heating, double glazed windows, an enclosed southerly facing rear garden, Attached Garage (partly converted) & driveway parking for 3 cars.

Zebon Copse has its own convenience store, community centre and a wealth of walking, running and cycling routes including the Basingstoke canal, a recently created nature reserve and is a short distance from the popular Redfields garden centre with Fleet Town Centre is a short drive away & there are excellent transport links including the main line rail station on the Waterloo line and the M3, A30 & A3.

We would highly recommend an early viewing to avoid disappointment.





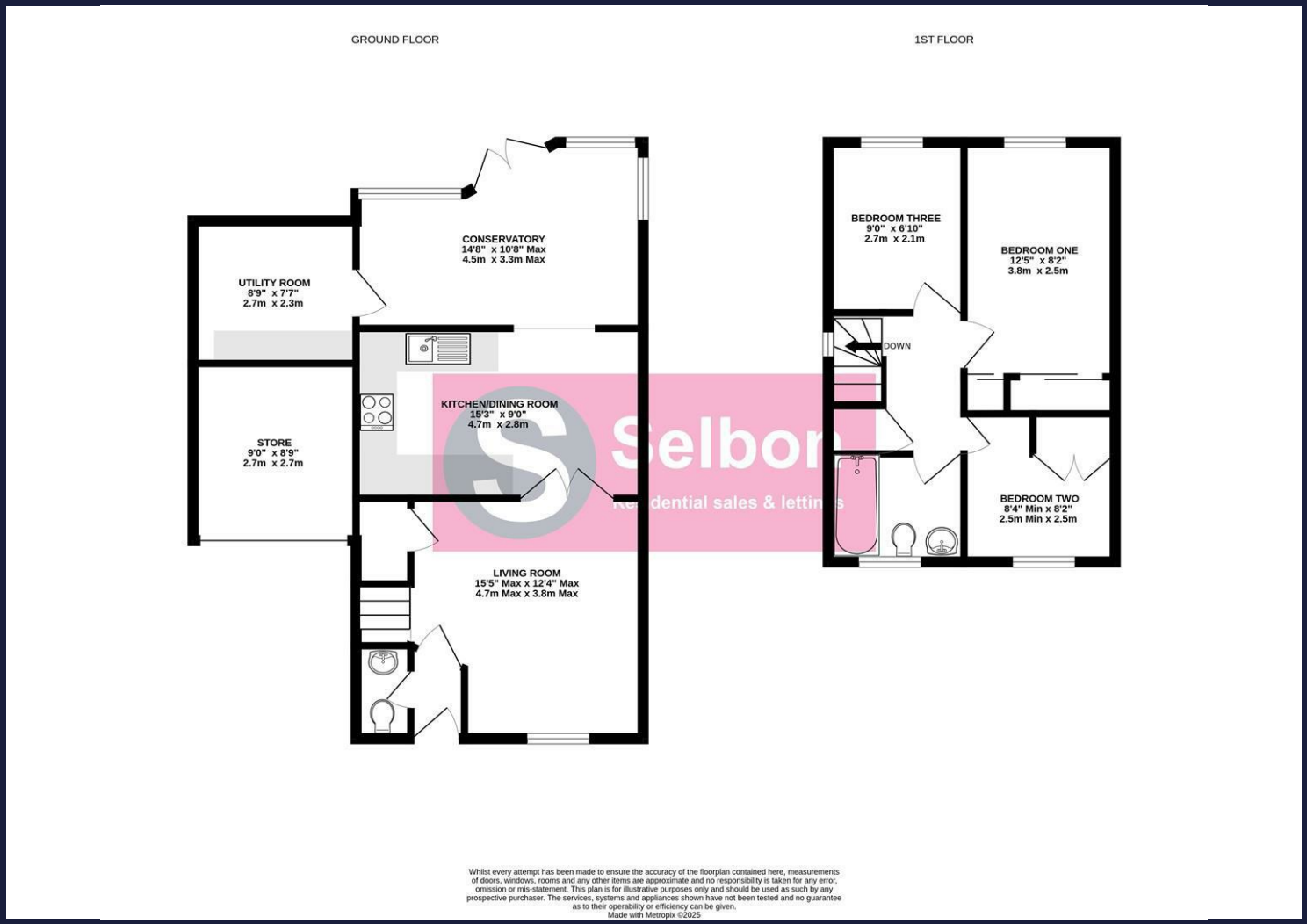








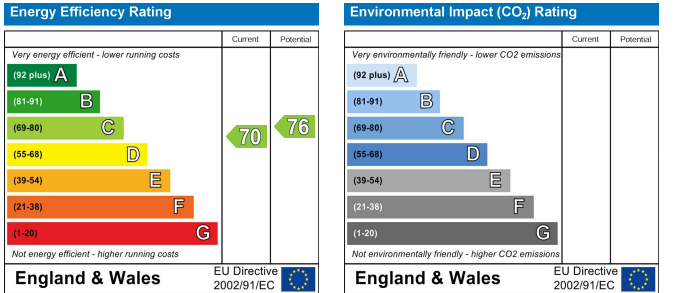
Floor Plans



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: C