



Selbon

Residential sales & lettings

Sian Close, Church Crookham,
Hampshire, GU52 6BT
Guide price £645,000 Freehold



01252 979300
Selbonproperty.co.uk

- No Onward Chain
- Three Bathrooms
- Enclosed Rear Garden
- Downstairs W.C
- Close Proximity of Local Amenities
- Refitted 25ft Kitchen/Breakfast Room
- Over Three Floors
- Living Room
- Garage with Driveway Parking
- Cul-De-Sac Location

Selbon Estate Agents are delighted to offer to the market this four-bedroom link detached family home which is situated within a quiet cul-de-sac location in Church Crookham. Benefits to this property include a refitted 25ft kitchen/breakfast room, three bathrooms, garage with driveway parking and no onward chain.

The ground floor accommodation offers a spacious entrance hall leading to the light and airy living room which offers a beautiful gas fireplace. The kitchen/breakfast room has been refitted by the current owners to a high standard. The kitchen offers a range of units, mirostone work surfacing, induction hob, double oven and additional appliance space. Within the kitchen, you have access to the garden through a set of French doors and access to the garage within the kitchen. The ground floor accommodation is finished with the downstairs W.C.

On the first floor the property offers three bedrooms with bedroom three benefiting from an en-suite shower room and built in wardrobes. The first-floor accommodation is finished with the family bathroom which offers a bath, sink and toilet.

The second-floor accommodation offers a spacious 19ft main bedroom with build in wardrobes, eaves storage and an en-suite shower room.

Outside the enclosed and charming garden is mainly laid to lawn with well-established flowers, shrub beds and trees throughout. At the rear of the property, you will find a patio area which is ideal for al fresco dining.

The front of the property offers ample driveway parking and access to the spacious garage.

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.





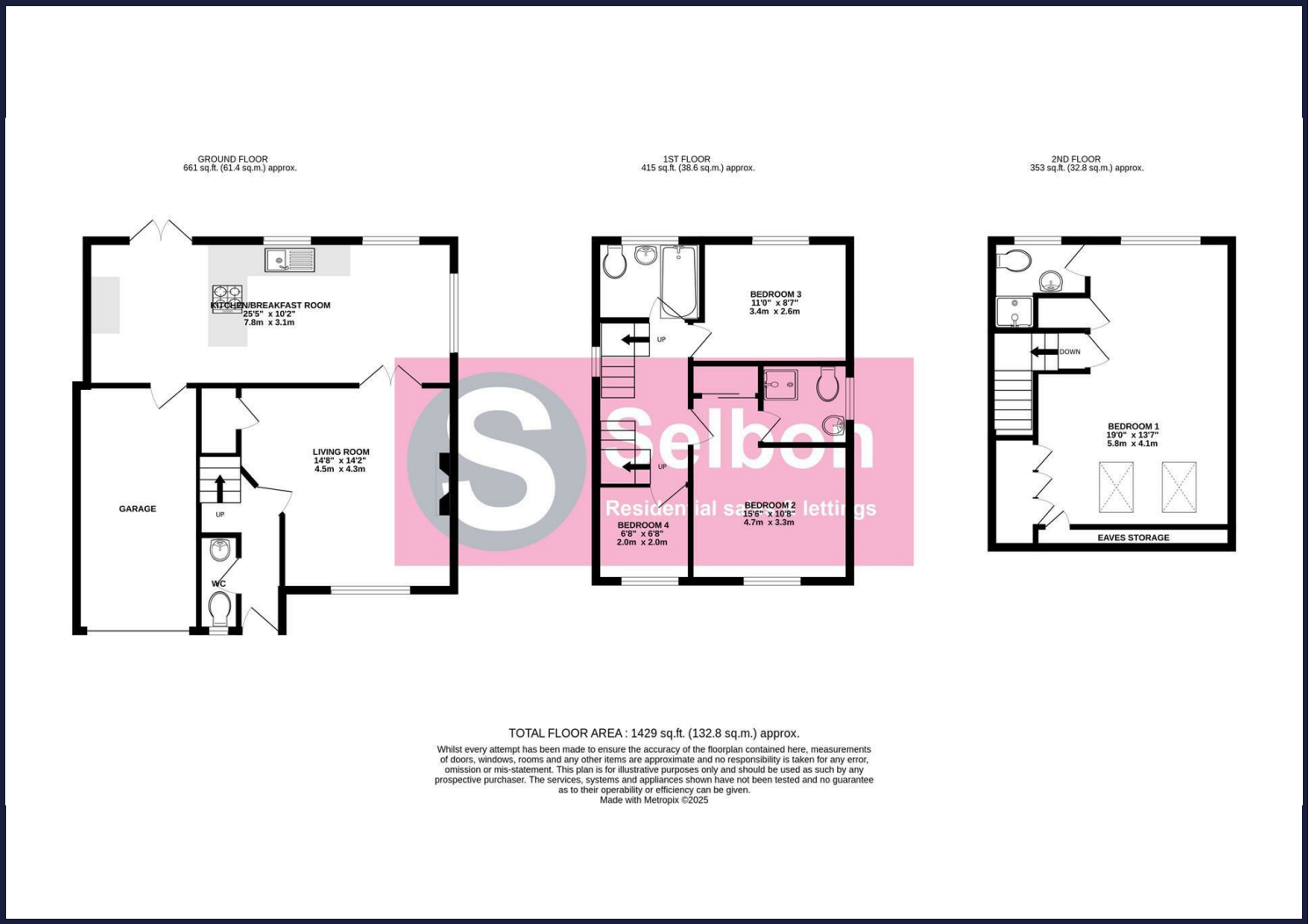








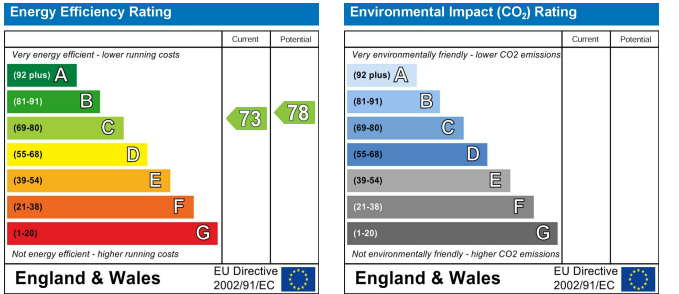
Floor Plans



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: E