



# Selbon

Residential sales & lettings

Water Rede, Church Crookham, Fleet,  
Hampshire, GU52 0YH

Offers in excess of £375,000 Freehold



01252 979300

Selbonproperty.co.uk

- End Terrace Home
- Refitted Kitchen/Dining Room
- Family Bathroom
- Enclosed Garden With Garden Room (under floor heating)
- 2 Allocated Parking Spaces
- Lounge
- 3 Bedrooms
- Gas radiator Heating & Double Glazed Windows
- Second Garden Area (Neighbours Have Access Across)
- Cul De Sac Location

Selbon Estate Agents are delighted to offer this modern three bedroom end terrace home, to the market, situated in a cul de sac, on the ever popular Zebon Copse development, in Church Crookham.

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 property is accessed via a path leading to the front door which in turn leads to the entrance hall.

The entrance hall has stairs to the first floor landing and a door to the 13ft lounge which has a front aspect double glazed window, under stairs storage cupboard and open plan access to the 15ft refitted kitchen/dining room, which has a good range of storage units, worksurfaces, integrated appliances, space for table and chairs and double glazed door to the rear garden.

The first floor landing has access to the loft and doors to the three bedrooms (bedroom three houses the airing cupboard with the hot water tank) and there is a bathroom with a refitted white suite.

Further benefits include gas radiator heating, double glazed windows, an enclosed south easterly facing rear garden with a garden office with under floor heating, there is a second area of garden, accessed via a side gate, which houses a garden shed (potential for play area or bigger storage shed and there is access across the land for neighbours) and two allocated parking spaces to the front.

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 Redfield's garden centre.

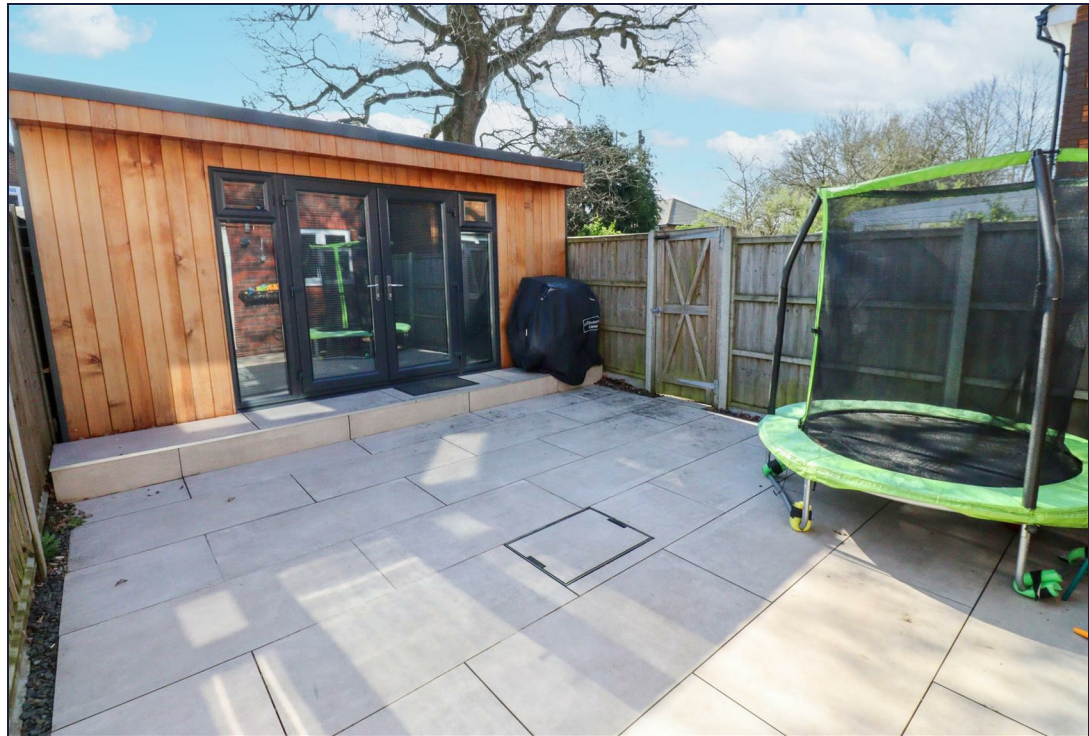
Fleet Town Centre is a short drive away with an array of shops, bars and restaurants and the home is in the catchment area for many of Fleet's sought after schools and there are excellent transport links including the mainline railway station and the M3, A3 and A30 road links.







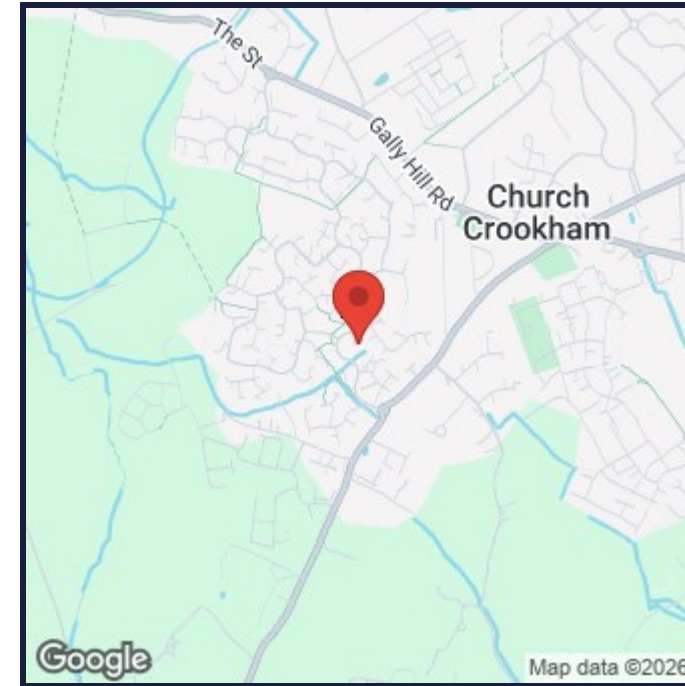




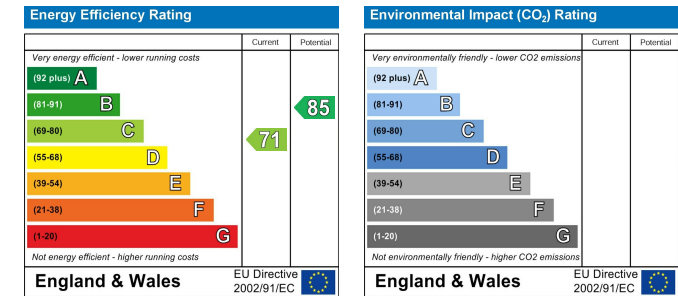


## Floor Plans

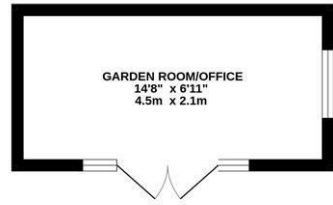
## Area Map



## Energy Performance Graph



## Council Tax Band: D



TOTAL FLOOR AREA : 784 sq.ft. (72.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Viewing

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

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## Selbon Property Services Ltd

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