



Selbon

Residential sales & lettings

Portland Drive, Church Crookham, Fleet,
Hants, GU52 6PE

Offers in excess of £450,000 Freehold



01252 979300

Selbonproperty.co.uk

- Extended Semi Detached Home
- Extended Lounge/Dining Room
- Extended Kitchen/Breakfast Room
- Gas Radiator Heating & Double glazed Windows
- Garage, Carport & Driveway For Several Cars
- Entrance Hall
- Study & Cloakroom
- 3 Bedrooms & Bathroom
- Enclosed Easterly Garden
- No Onward Chain

Selbon Estate Agents are delighted to offer this extended semi detached family home to the market, situated in the ever popular area of Church Crookham with easy access to local shops.

Coming to the market for the first time in over 20 years, the home has been subject to two extensions, remodelling and modernisation over the years, offering flexible living accommodation but still offers the potential for further development, subject to normal planning conditions.

The front door leads to the extended entrance hall, which has stairs to the first floor landing and a door leading to the extended lounge/dining room.

The front aspect lounge/dining room has been extended to make it bay fronted, there is a living area and space for a small table and chairs. There is access to the kitchen/breakfast room and a door leading to an inner hallway with doors to the cloakroom and a small study.

The refitted 'L' shaped kitchen/breakfast room has ample work surfaces, including a breakfast bar, a range of eye and base level storage units and some integrated appliances. Overlooking the rear garden, there are sliding patio doors leading to an area of patio.

The landing has doors leading to the 3 bedrooms (bedroom one has two double built in wardrobes) and the bathroom with a white suite.

Further benefits include, gas radiator heating, double glazed windows, a detached garage with light and power, an enclosed easterly facing rear garden and a driveway with car port offering parking for several vehicles.

The property is within the catchment area for some of Fleets most sought after schools, with Fleet town centre within walking distance or a short drive with an array of shops, bars and restaurants. Fleet mainline railway station and access to the M3 are a short drive away and there is easy access to walking, running and cycling routes including Velmead woods and the Basingstoke canal.

Offered with no onward chain, we highly recommend an early viewing to avoid disappointment.





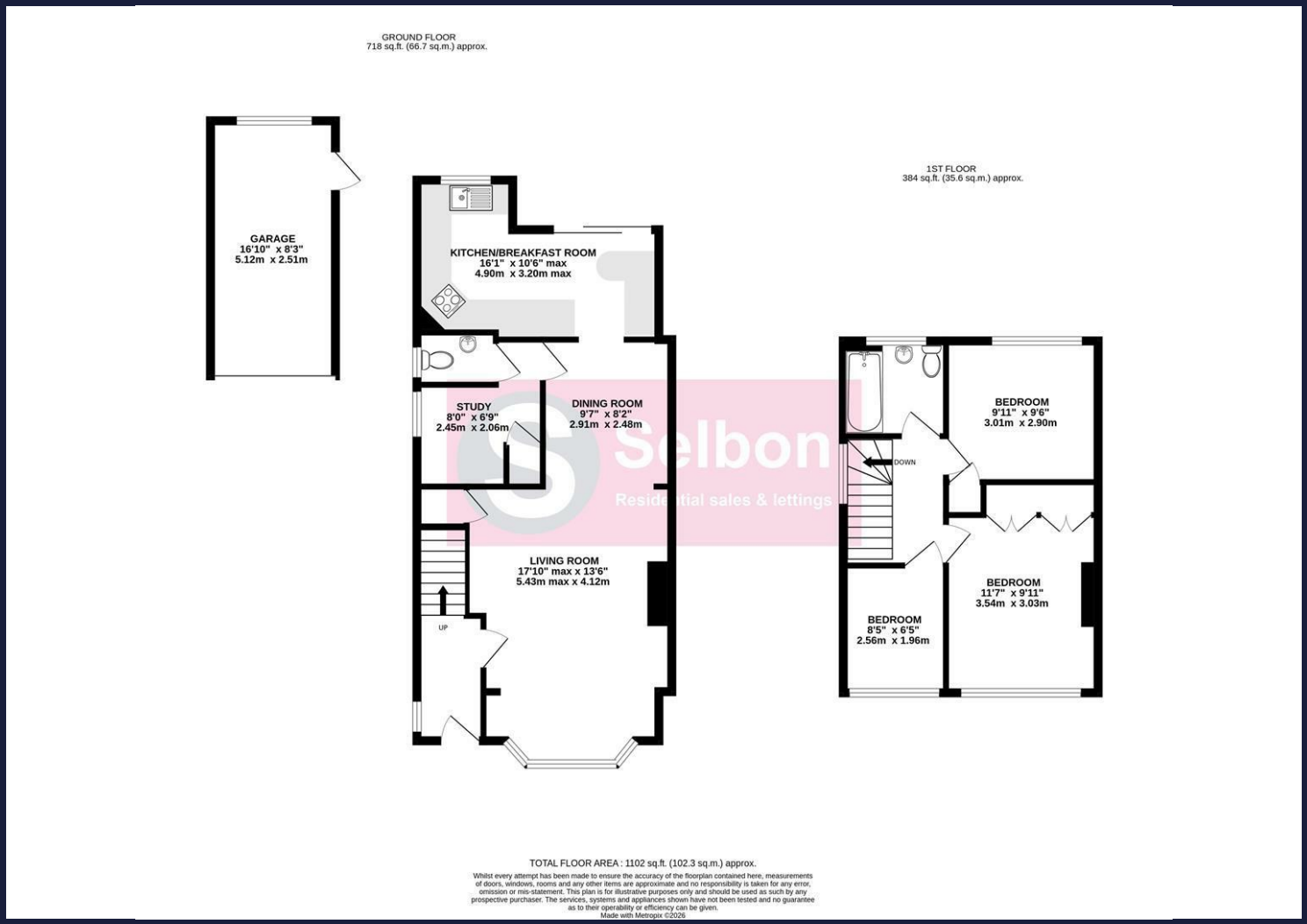








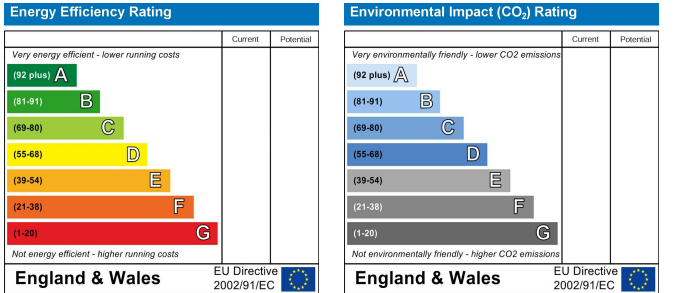
Floor Plans



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: D