



**Selbon**

Residential sales & lettings

Burns Avenue, Church Crookham, Fleet,  
, GU52 6BN

Offers over £500,000 Freehold



**01252 979300**  
Selbonproperty.co.uk

- Detached Bungalow
- 14ft. Living Room
- Four Piece Family Bathroom
- Gas Central Heating & Double Glazed Windows
- Close to Local Schools
- Three Bedrooms
- 12ft. Kitchen/Dining Room
- Enclosed Rear Garden
- Driveway Parking & Garage
- Close to Local Amenities

Selbon Estate Agents are delighted to offer to the market this three bedroom detached bungalow ideally located in this non-estate location in Church Crookham. The property has scope to extend subject to usual planning permissions.

The property is currently in the catchment area for Heatherside Infant & Junior school as well as Courtmoor Secondary school.

On entering the property you are welcomed into an entrance hallway with door to all rooms.

The principle accommodation includes; 14ft. living room with doors to the rear garden. 12ft. kitchen/dining room, three bedrooms and a family bathroom.

The kitchen comprises; eye and base level cupboard and drawer units under a roll top work surface. Inset sink with mixer tap, built-in double oven, hob and extractor over. Space for washing machine dishwasher and upright fridge/freezer. There is also space for a table and door to the rear garden.

The family bathroom boasts a panel enclosed bath, separate shower cubicle, handwash basin and W.C.

Externally the mature rear garden is predominately laid to lawn and enclosed by timber fencing. Immediately to the rear of the property is a patio area, ideal for entertaining.

To the front there is an area laid to shingle. Driveway parking provides off-street parking and leads to a detached garage at the rear of the property.

For those seeking the outdoor life, Velmead Woods, Tweseldown, Fleet pond and the Basingstoke canal are all close by, offering a wealth of beautiful walking, running and cycling routes. Fleet town centre with an array of shops, bars and restaurants and the mainline railway station are a short drive away and there are excellent road links including the M3 & A3 giving access to many local towns and villages.









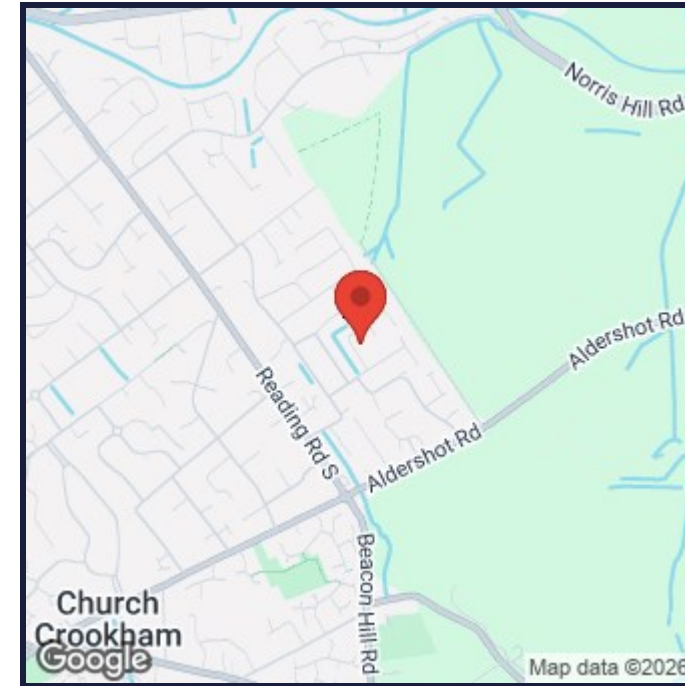


## Floor Plans

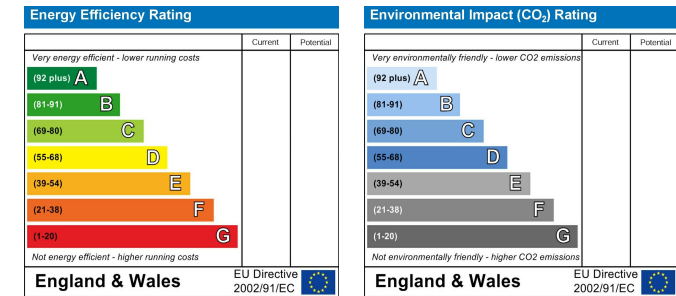


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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## 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

### Selbon Property Services Ltd

Registered Office, 16 Levignen Close, Church Crookham, Fleet, Hampshire, GU52 0TW

Company Registration Number: 12108205 VAT Number: 370 7956 65

Tel: 01252 979300 Email: sales@selbonproperty.co.uk