



Selbon

Residential sales & lettings

Grove Road, Church Crookham, Fleet,
Hampshire, GU52 6DX

Offers over £525,000 Freehold



01252 979300

Selbonproperty.co.uk

- Spacious and Flexible Accommodation
- Driveway Parking
- Three Reception Rooms
- Two Bathrooms
- Enclosed Rear Garden
- Finished to a High Standard
- Sought After Location
- Refitted Kitchen
- Over Three Floors
- Feature Fireplace

Selbon Estate Agents are delighted to offer to the market this three-bedroom semi-detached home, situated in a sought-after location within Church Crookham.

This property benefits from three reception rooms, an enclosed rear garden, driveway parking, a refitted kitchen/breakfast room, and accommodation arranged over three floors.

The ground floor offers a spacious entrance hall leading to a light and airy living room, complete with a feature fireplace and access to the dining room.

The kitchen/breakfast room has been finished to a high standard and features a range of units, a breakfast bar, generous work surfaces, integrated appliances, and additional space for freestanding appliances. From the kitchen, there is access to the family bathroom, which comprises a wash basin, WC, and bath with a shower overhead.

The ground floor accommodation is completed by a separate WC, a useful utility room, and a generous conservatory overlooking and providing access to the rear garden.

On the first floor are two well-proportioned bedrooms, both benefiting from built-in wardrobe space. The second floor is dedicated to the spacious 14ft principal bedroom, which includes additional storage and a refitted en-suite shower room.

Outside, the enclosed and attractive rear garden is mainly laid to lawn with well-established flower and shrub borders throughout. To the rear of the property is a substantial decking area, ideal for al fresco dining, with rear gate access. To the front, the property benefits from driveway parking.

The property falls within the catchment area for many of Fleet's highly regarded schools, including Heatherside and Court Moor. Local amenities, including a café, newsagent, Tesco Express, and fish and chip shop, are all within easy walking distance.









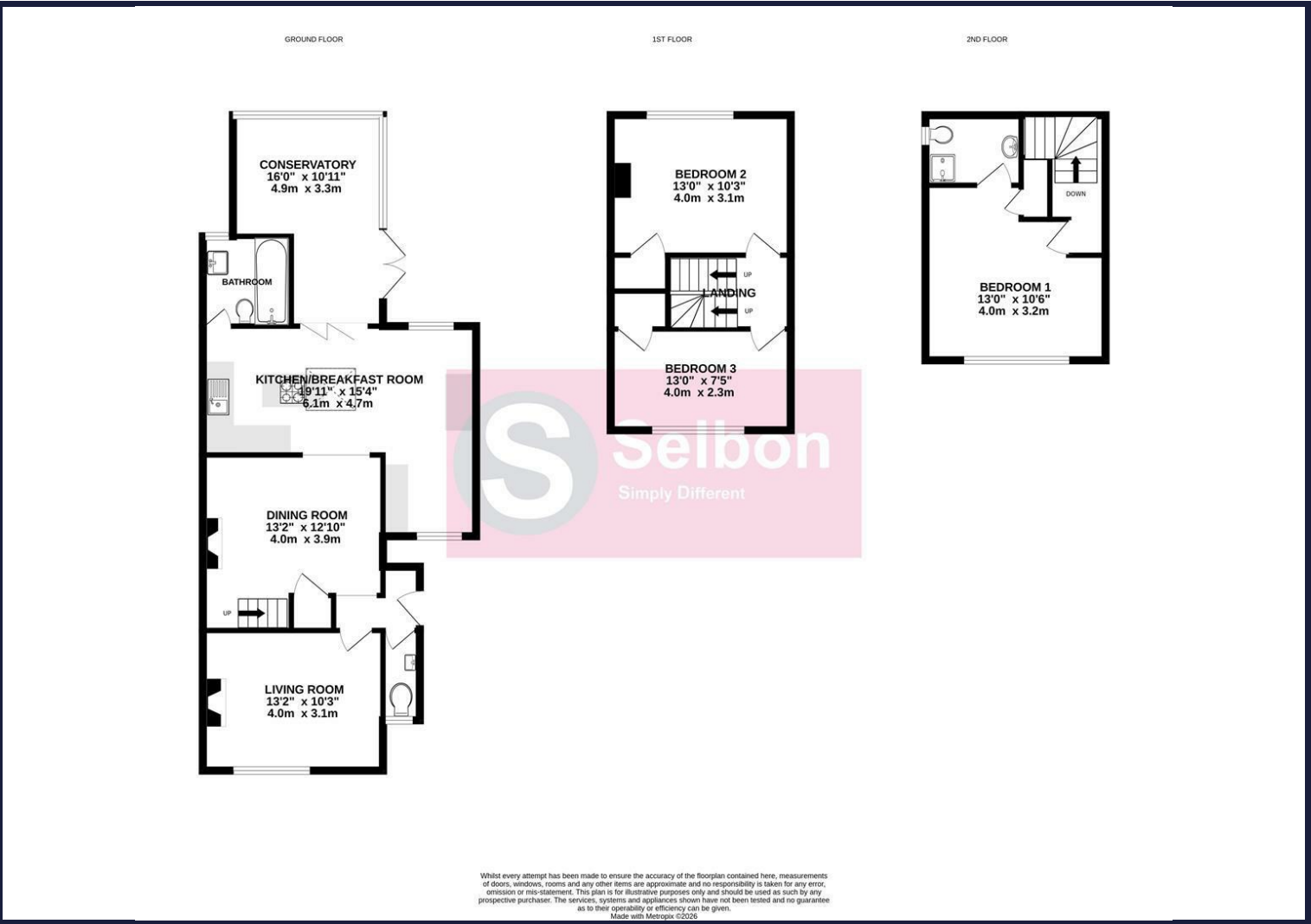








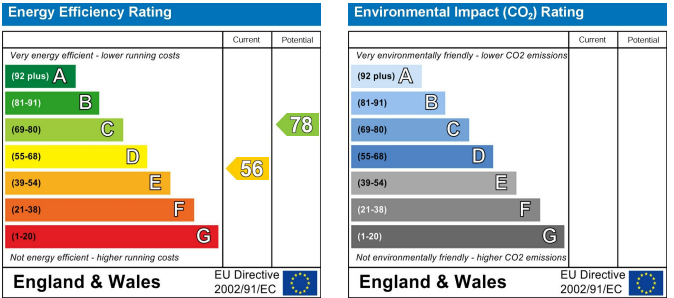
Floor Plans



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

Council Tax Band: D

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