



**Selbon**

Residential sales & lettings

Silver Park Close, Church Crookham,  
Hampshire, GU52 6BP

Offers over £500,000 Freehold



**01252 979300**

[Selbonproperty.co.uk](http://Selbonproperty.co.uk)



- Four Bedroom Family Home
- Three Reception Rooms
- Hallway and Cloakroom
- South-Westerly Facing Rear Garden
- Cul-De-Sac Location
- Extended Link-Detached
- Re-Fitted Kitchen With Built-In Appliances
- Re-Fitted Four Piece Bathroom
- Driveway Parking & Garage Storage
- Close to Local Schools & Amenities

Selbon Estate Agents are delighted to offer to the market this extended four bedroom link-detached family home, ideally located in a cul-de-sac position in this non-estate location in Church Crookham.

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 a reception hallway with stairs to the first floor. The principle living accommodation includes three reception rooms and a re-fitted kitchen.

The reception rooms offer flexible living accommodation for those working from home or that need space for a growing family. The kitchen has been updated and comprises; eye and base level cupboard and drawer units with built-in AEG double oven, hob with extractor over and a dishwasher.

From the hallway is a courtesy door to the garage storage and space for further utilities. Additionally to the ground floor there is also a cloakroom.

To the first floor are four well proportioned bedrooms of which three benefit from built-in wardrobes. The re-fitted bathroom boasts a white four piece suite.

Externally the South-Westerly facing rear garden is predominately laid to lawn with evergreen borders and planting. Immediately to the rear of the property is a patio area which can be accessed from both the living room and the office, a gate provides access to the front.

At the front there is an area of lawn with evergreen planting. The driveway provides off-street parking space and leads to the garage.

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. There are also local amenities close by.













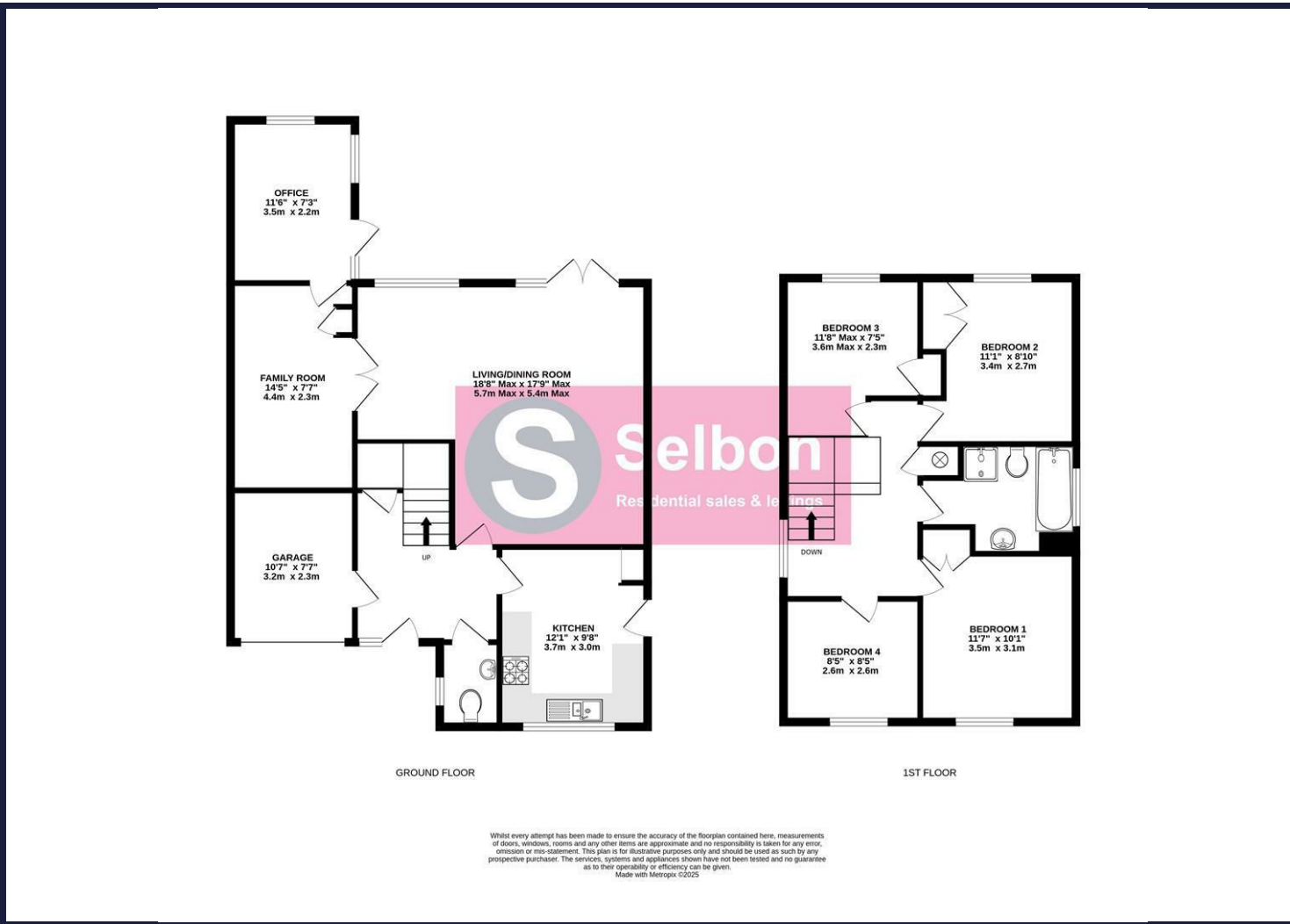




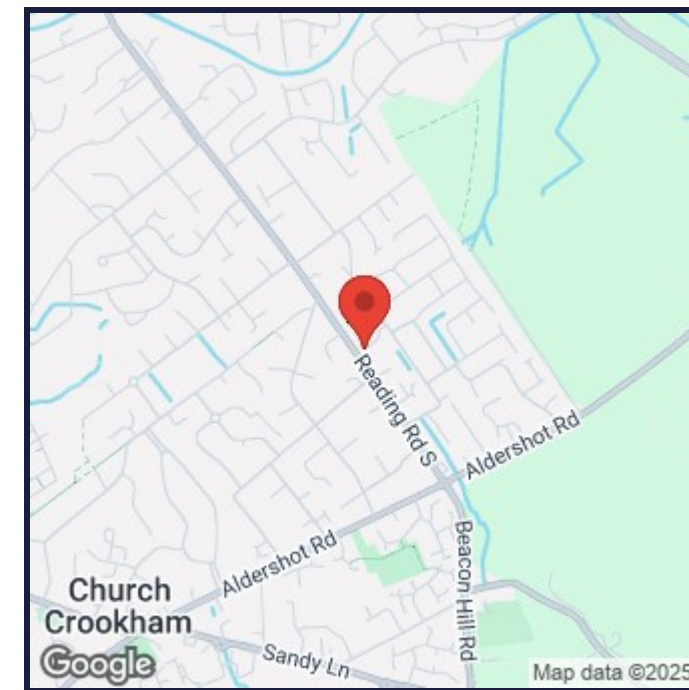




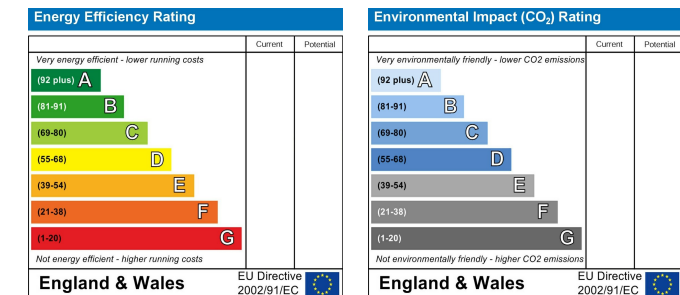
## Floor Plans



## 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

### Selbon Property Services Ltd

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