



Selbon

Residential sales & lettings

Vivian Close, Church Crookham,
Hampshire, GU52 6AJ

Offers over £700,000 Freehold



01252 979300

Selbonproperty.co.uk

- Spacious and Flexible Accommodation
- Refitted 24ft Kitchen/Breakfast Room
- Two Bathrooms
- Enclosed Rear Garden
- Cul-De-Sac Location
- Three Reception Rooms
- Four Bedrooms
- Downstairs W.C
- Garage with Driveway Parking
- Sought After Location

Selbon Estate Agents are delighted to offer to the market this four-bedroom link detached family home which is situated within a sought-after cul-de-sac location in Church Crookham. Benefits to this property include a three-reception room, an enclosed rear garden, a refitted kitchen/breakfast room and a garage with driveway parking.

The ground floor accommodation offers a spacious entrance hall leading to the light and airy family room which offers access to the first floor and French doors opening into the dining room. The 21ft living/dining room offers views and access to the rear garden and access to the study. The 24ft kitchen/breakfast room has been refitted by the current owners to a high standard and offers a range of units, granite work surfacing, induction hob, double oven, breakfast bar and additional appliance space. Within the kitchen, you have access to the garden, downstairs W.C and garage.

On the first floor the property offers four generous bedrooms with main bedroom benefiting from built in wardrobes and a refitted en-suite shower room. The first-floor accommodation is finished with the family bathroom which offers bath with shower overhead, sink and toilet.

Outside the enclosed and charming garden is mainly laid to lawn with well-established flowers, shrub beds and trees throughout. At the rear of the property, you will find a substantial patio area which is ideal for al fresco dining.

The front of the property offers ample driveway parking and access to the garage.

The property sits in the catchment area of many of Fleet's sought after schools including Heatherside and Courtmoor, local shops including a cafe, newsagents, Tesco express and a fish and chips shop, are all within close proximity.

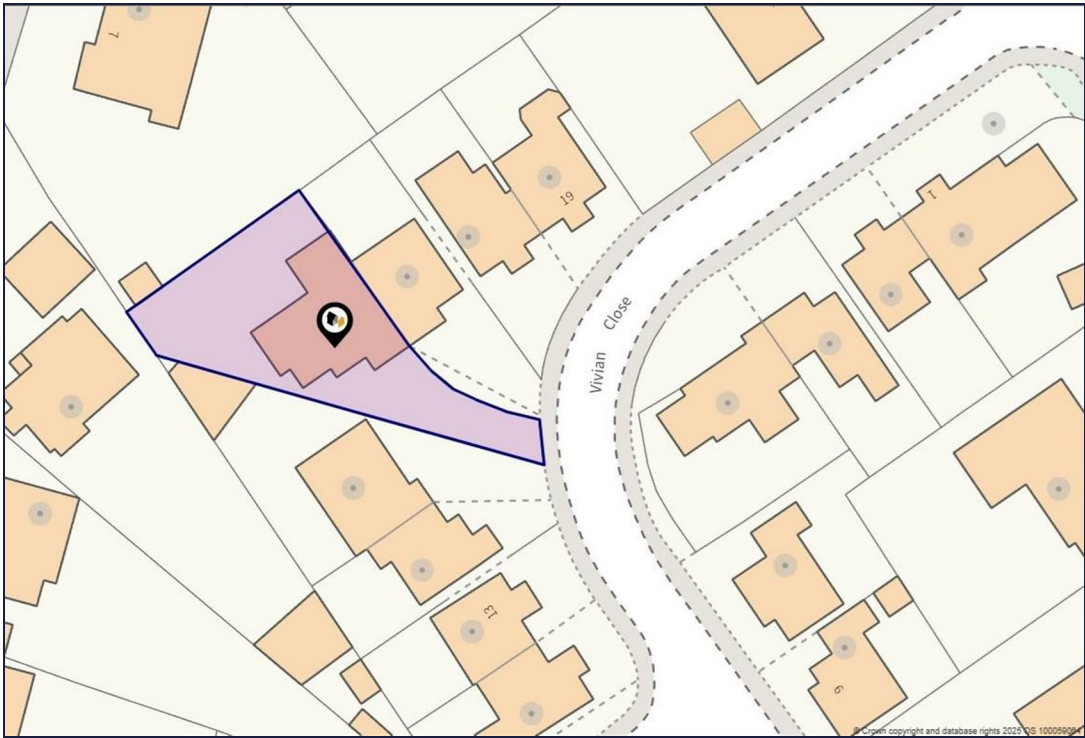
Fleet town centre is a short drive, with an array of shops, bars and restaurants. Fleet mainline railway station and access to the M3 & A3 are a short drive away.





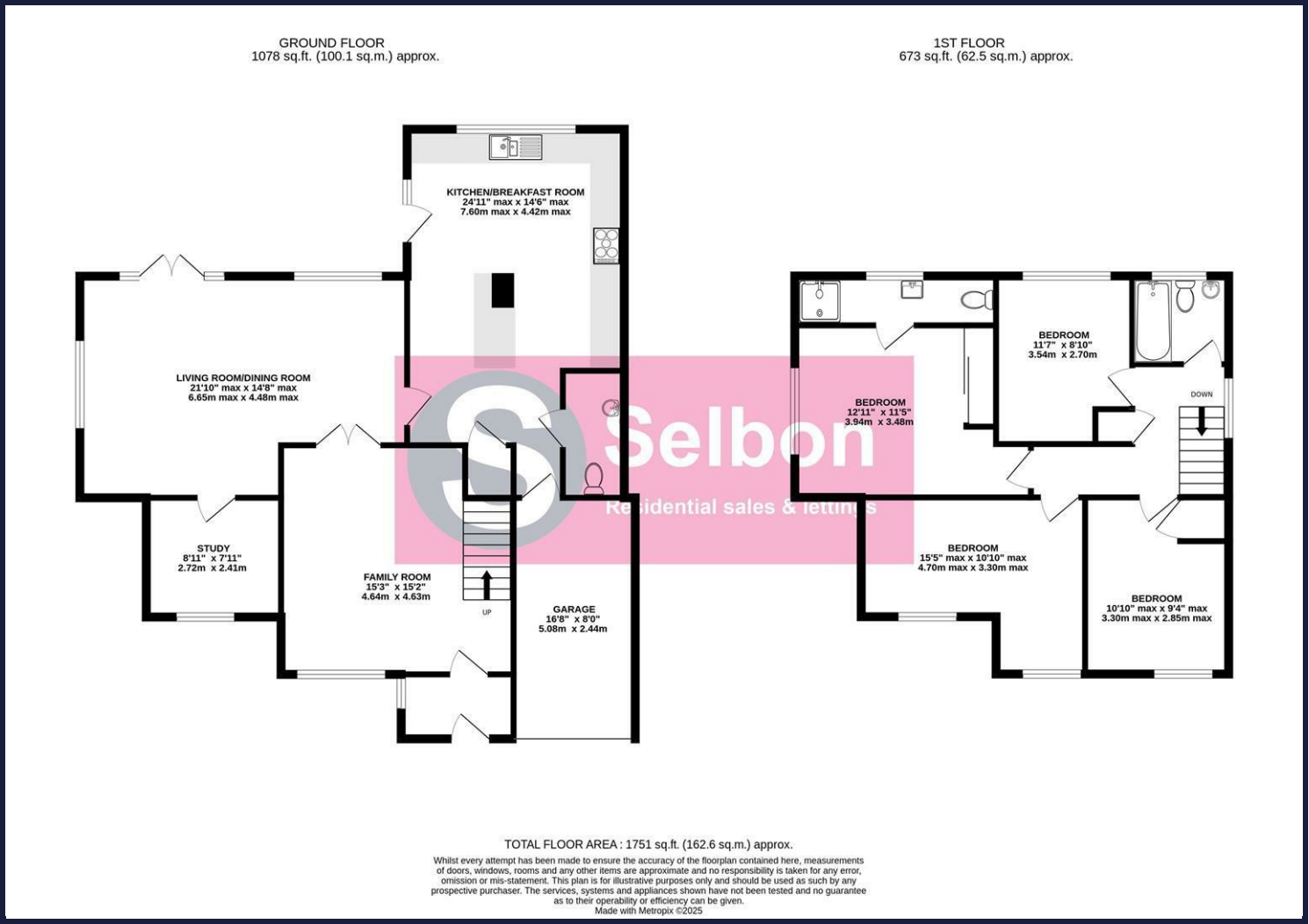








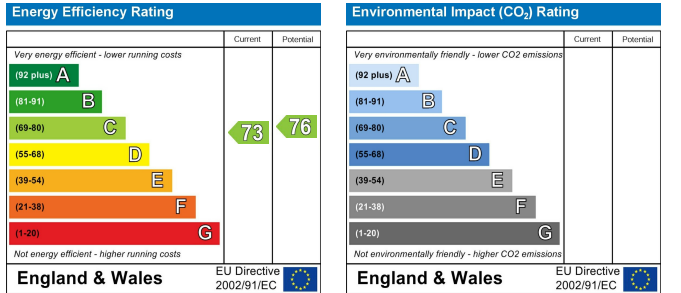
Floor Plans



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