



**Selbon**

Residential sales & lettings

Aldershot Road, Church Crookham, Fleet,  
Hampshire, GU52 8EH

Offers over £350,000 Freehold



**01252 979300**

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



- Ideal First Time Purchase or Investment Purchase
- Two Parking Spaces
- Outbuilding with power and heating
- Refitted Bathroom
- Close Proximity of Shops
- Refitted Kitchen
- Enclosed Rear Garden
- Two Bedrooms
- Sought After Location
- Semi Detached

Selbon Estate Agents are delighted to offer to the market this two-bedroom semi-detached home, which is situated within the sought-after area of Church Crookham. Benefits to this property include two parking spaces, a refitted kitchen, a refitted bathroom, an enclosed rear garden with a useful home office and this property would make an ideal first-time purchase or investment purchase.

Accommodation comprises of an entrance hall leading to the kitchen which has been refitted to a high standard and offers a range of units, work surfacing, integrated appliances and additional appliance space. At the rear of the property the 15ft living/dining room has under stairs storage cupboard and access through a set of French doors to the rear garden.

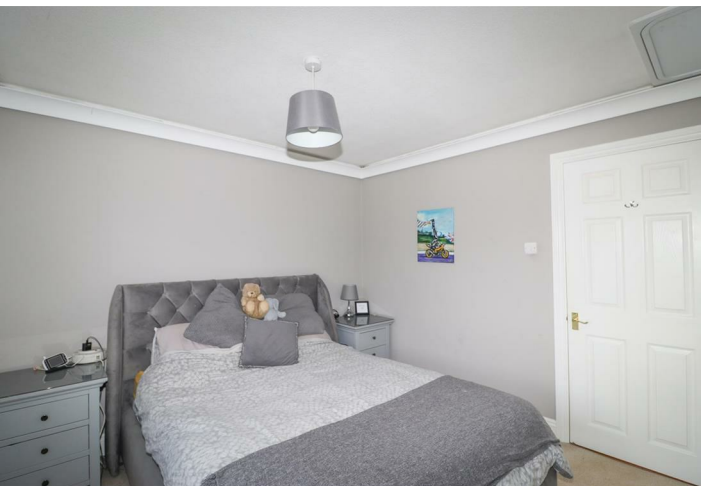
On the first floor the property has two spacious bedrooms with both bedrooms offering built in wardrobes. The accommodation on the first floor is finished with the family bathroom which has been refitted and offers a bath with shower overhead, toilet and sink.

Outside the rear garden is mainly laid to lawn with a mixture of flower beds. At the rear of the garden a useful home office can be found which is suitable for home working, gym, storage or a summer house with under floor heating and its own electric supply. The garden also offers a patio area ideal for al fresco dining and outside the rear gate you will find two allocated parking spaces and a visitors parking space.

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 walking distance. For those seeking the outdoor life, Velmead Woods, Tweseldown and the Basingstoke canal are all close by offering excellent dog walking, running and cycling routes.

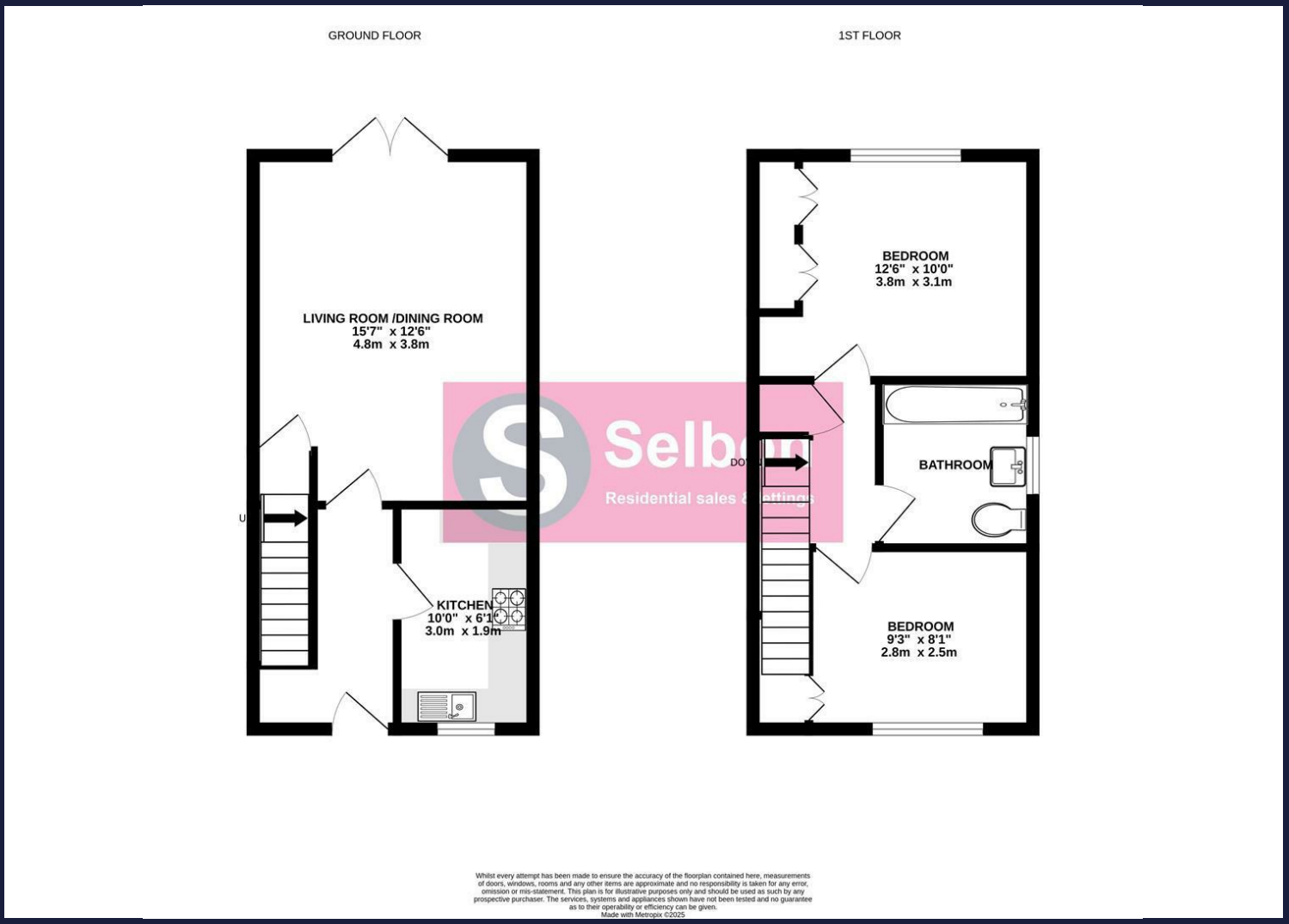








Floor Plans

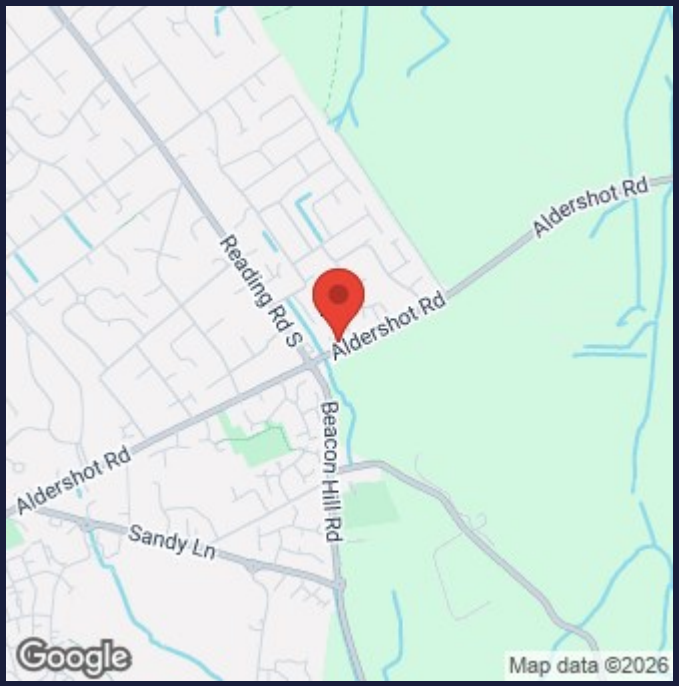


Viewing

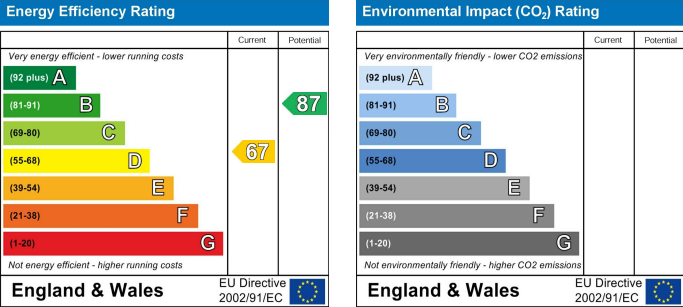
For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

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Area Map



Energy Performance Graph



Council Tax Band: D

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