



**Selbon**

Residential sales & lettings

Gravel Road, Fleet,  
Hampshire, GU52 6BB

Guide price £525,000 Freehold



**01252 979300**

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

- Spacious and Flexible Accommodation
- Garage with Ample Driveway Parking
- Kitchen/Breakfast Room
- Three Bedrooms
- Scope to Extend S.T.P.P.
- Sought After Location
- Garden Room
- Downstairs W/C
- Enclosed Rear Garden
- Close to Local Schools & Amenities

Selbon Estate Agents are delighted to offer to the market this three-bedroom semi-detached home which is situated within the sought after area of Church Crookham. Benefits to this property include a garage with driveway parking, a kitchen/breakfast room, two reception rooms and scope to extend S.T.P.P.

Accommodation comprises of a spacious entrance hall leading to the light and airy living room with a set of French doors leading onto the kitchen. The kitchen/breakfast room offers a range of units, work surfacing, integrated appliances, and space for additional appliance space. Within the kitchen you have access to the generous garden room which overlooks the rear garden. The accommodation on the ground floor is finished, with understairs storage and a generous downstairs W/C.

Upstairs the property offers three bedrooms with each room benefiting from built in wardrobes. The accommodation is finished with the main bathroom which offers sink, toilet and bath with shower overhead.

The charming, enclosed garden is mainly laid to lawn with well-established flowers, shrub beds and trees throughout. At the bottom of the garden is a small patio area which is ideal for al fresco dining. To the side of the property, you have a garage and access to the front of the property. Outside the front of the property you have ample driveway parking.

Located within close proximity of Velmead woods and the Basingstoke canal, local shops and other amenities, the home is in the catchment area for many of Fleet's sought after schools including Heatherside and Court Moor schools.

For those looking to commute, Fleet's mainline station is 45 minutes to Waterloo and Fleet has excellent road linking including the M3, A3 and A30.













Gran

14

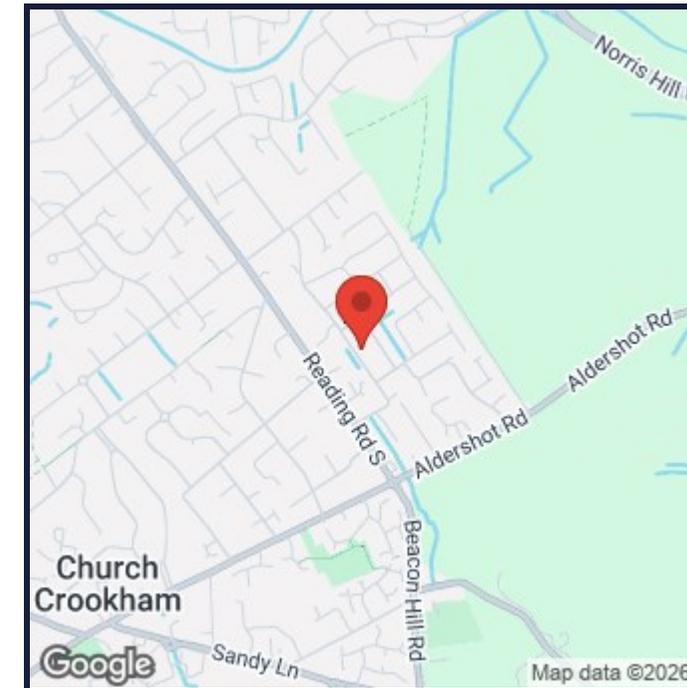
12a

12

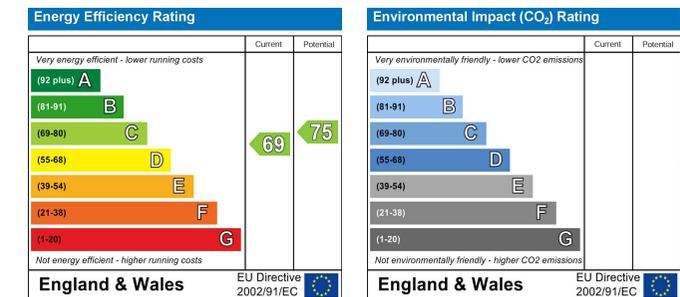
## Floor Plans



## 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

We give notice that these particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR). They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Selbon has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

## Council Tax Band: D

### 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