



**Selbon**

Residential sales & lettings

Beaufort Road, Church Crookham, Fleet,  
Hants, GU52 6AU

Offers in excess of £400,000 Freehold



**01252 979300**

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



- Semi Detached Bungalow
- 18ft Lounge
- 2 Double Bedrooms & Bathroom
- Gas Radiator Heating
- Driveway Parking
- Large Entrance Hall
- 11ft Kitchen
- Double Glazed Windows
- Enclosed South Westerly Garden
- No Onward Chain

Selbon Estate Agents are delighted to offer this semi detached bungalow to the market, conveniently located, in the ever popular Church Crookham area of Fleet.

The home has been modernised over the years and is offered to the market in good condition throughout and is an ideal home for those looking to downsize or future proof, with single floor living. However, the property offers the opportunity for an extension to the rear or a loft conversion, subject to normal planning consents.

Accessed via the driveway, leading to the front double glazed front door, which in turn leads to a 13ft entrance hall with doors leading to all rooms.

The bright and spacious rear aspect 18ft lounge/dining room, has a brick built fireplace and double glazed French doors leading to the rear garden, there is an 11ft fitted kitchen with a double glazed door to the driveway, two double bedrooms and a bathroom with a white suite.

Further benefits include gas radiator heating, double glazed windows, a good size enclosed south westerly facing rear garden and a driveway to the front and side, giving parking for several cars.

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.

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

Fleet town centre is within close proximity with an array of shops, restaurants and bars and there are excellent commuter links by both road and rail. There are regular trains to London Waterloo taking around 43 minutes and the town is located off Junction 4a of the M3 motorway, as well as enjoying easy access to the A30 and A3.

Offered to the market with no onward chain, we recommend an early viewing to fully appreciate the home and avoid disappointment.









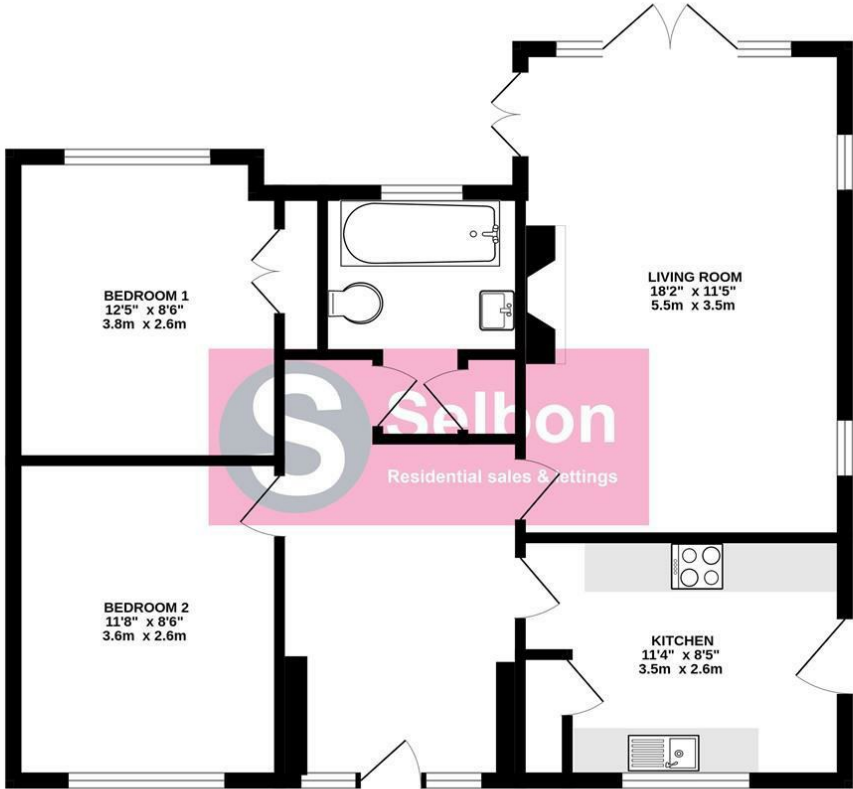








Floor Plans

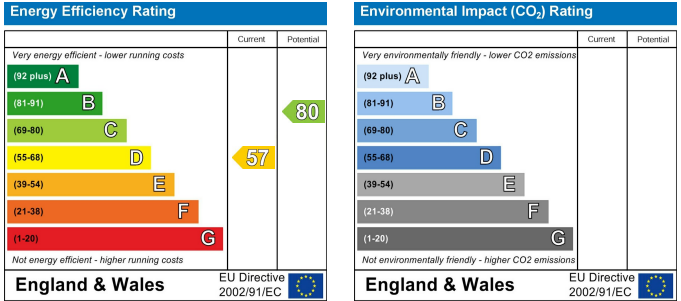


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Microsoft Word

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

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