



Selbon

Residential sales & lettings

Hitches Lane, Crookham Village, Fleet,
Hampshire, GU51 5SW

Offers in excess of £425,000 Freehold



01252 979300

Selbonproperty.co.uk

- Semi Detached Bungalow
- Lounge
- Conservatory
- Gas Radiator Heating & Double Glazed Windows
- Enclosed North Westerly Garden
- Entrance Hall
- 'L' Shaped refitted Kitchen
- 2 Bedrooms & Shower Room
- Driveway Parking
- Crookham Village Location Backing On To Fields

Selbon Estate Agents are delighted to offer this semi detached bungalow to the market, situated in the ever popular Crookham village.

Having been sympathetically modernised over the years, this lovely bungalow, offers the chance for single storey accommodation and to enjoy village life, without the price tag that normally goes with the lifestyle.

The property is accessed via the driveway, leading to a covered entrance porch with the front door, which in turn gives access to the entrance hall. The entrance hall has doors to all rooms.

The bright and airy front aspect lounge has a storage cupboard which houses the boiler and a door leading to the 16ft 'L' shaped refitted kitchen with ample eye and base level storage units, work surfaces and some integrated appliances. There is a door from the kitchen leading to the 16ft conservatory which in turn has double glazed French doors to the rear garden.

The main bedroom has an area of fitted wardrobe space, currently with curtain front (potential for doors to be added), bedroom two is a single room, ideal for a spare room or study and there is a modern shower room with a white suite.

Further benefits include gas central heating, double glazed windows, a partly enclosed front garden with gated side access, an enclosed north westerly rear garden backing on to fields and driveway parking for several cars.

There is easy access to local shops, schools and other amenities including 3 local pubs The Spice Merchant, The Queens Head and the Exchequer all with walking distance or a short drive. Hitches Lane itself is home to Calthorpe School, Hart Leisure Centre and the 82 acre Edenbrook Country Park, offering wonderful scenic walks.

Fleet town centre with an array of shops, bars and restaurants and mainline railway station (Waterloo line), as well as the M3,A30 and the A3 are all within a short drive.

We highly recommend an early inspection to fully appreciate this fine home and to avoid disappointment.





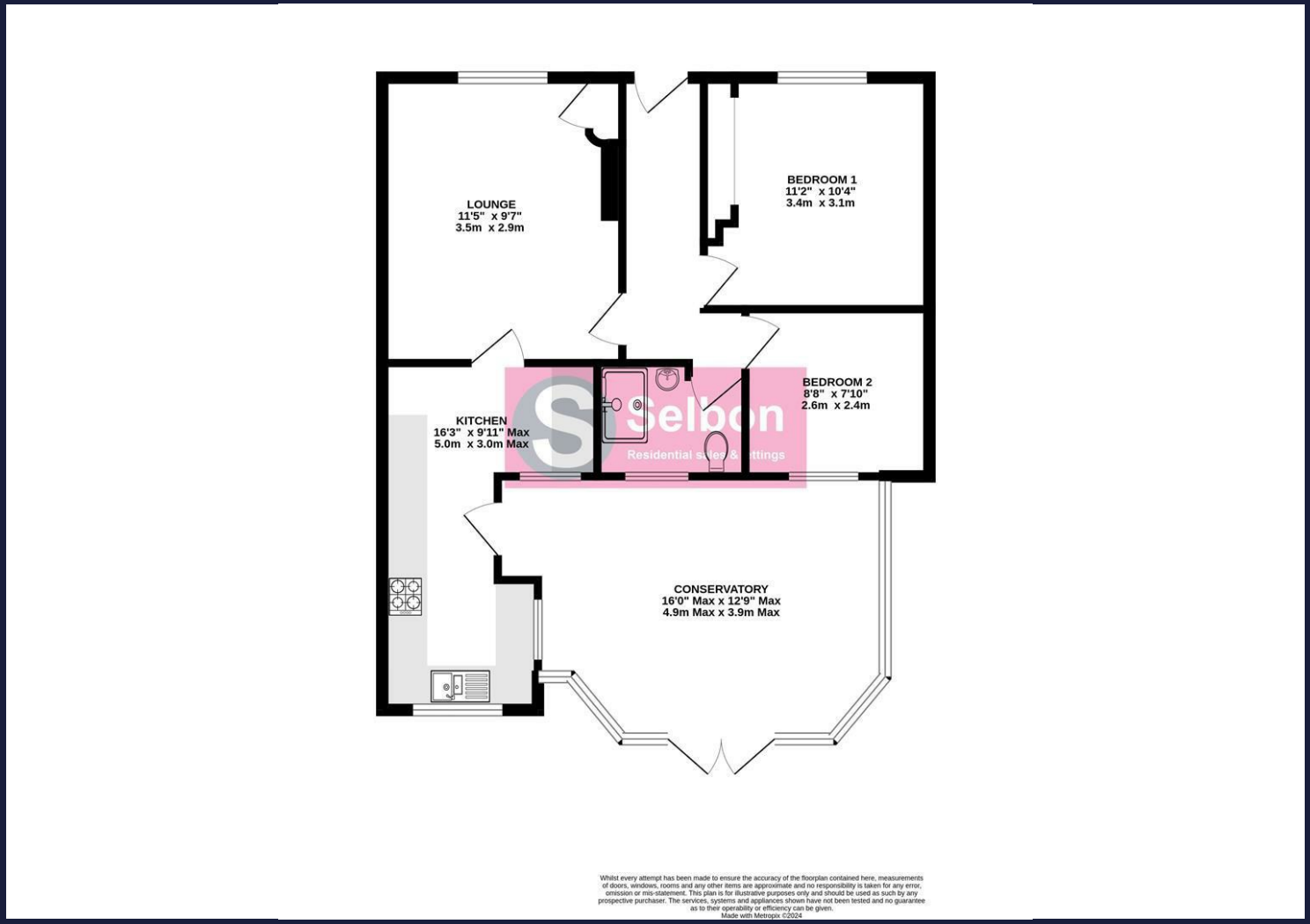








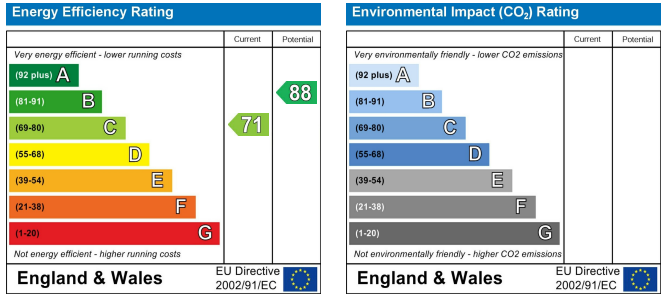
Floor Plans



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: C