



Selbon

Residential sales & lettings

Aldershot Road, Church Crookham,
Hampshire, GU52 8JX

Offers over £500,000 Freehold



01252 979300
Selbonproperty.co.uk

- Extended Detached Character Home
- Open Plan Kitchen/Breakfast/Utility Room
- Bedroom with En-Suite Facilities (Ground Floor)
- Southerly Facing Garden Measuring >90ft. in Length
- Scope to Extend (S.T.P.P)
- Four Bedrooms (1 Ground Floor / 3 First Floor)
- Sitting Room & Dining Room
- Family Bathroom
- Driveway Parking
- Close to Local Schools & Amenities

Selbon Estate Agents are delighted to offer to the market this extended four bedroom detached character home situated in this non-estate location in Church Crookham.

****Important Note****

Due to some survey issues the current buyer has had to withdraw from the purchase and therefore the property is being re-marketed at a much lower price taking into consideration the results of the survey works needed.

Of note is that the following need to be attended to: replacement roof/chimney works, fascia and guttering replaced. Fumigation to treat wood beetles and some damp treatment. For further information please speak to a member of the team.

The property is within close proximity to local amenities and is currently within catchment for Tweseldown Infants school, Church Crookham Junior school and Courtmoor secondary school.

On entering the property you are welcomed into a reception hallway with stairs to the first floor. The principle ground floor accommodation includes; vast open plan kitchen/breakfast/utility room, sitting room and a dining room (currently used as a bedroom). There is also a bedroom with en-suite facilities on the ground floor.

To the first floor are three further bedrooms and a family bathroom. The bathroom comprises; panel enclosed bath with shower attachment, hand wash basin and W.C.

A particular feature of this stunning character home is the Southerly facing rear garden which measures in excess of 90ft. in length. The garden is predominately laid to lawn with an array of flower and shrub displays. Immediately to the rear of the property is a patio area which is accessed from both the kitchen and also the downstairs bedroom.

To the front the property is enclosed by evergreen borders, providing a high degree of privacy. The driveway provides off-street parking for several vehicles and is mainly laid to shingle.







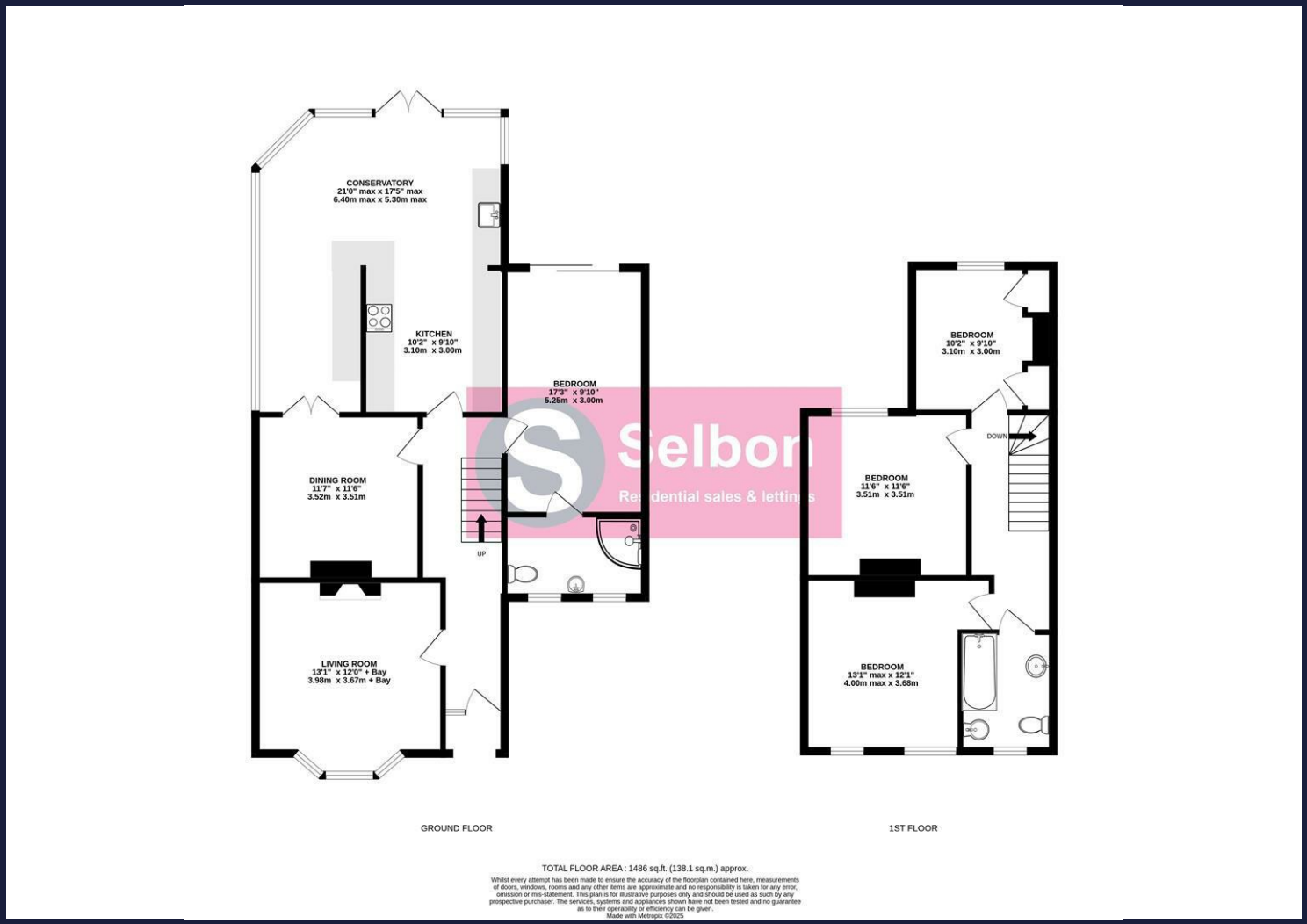




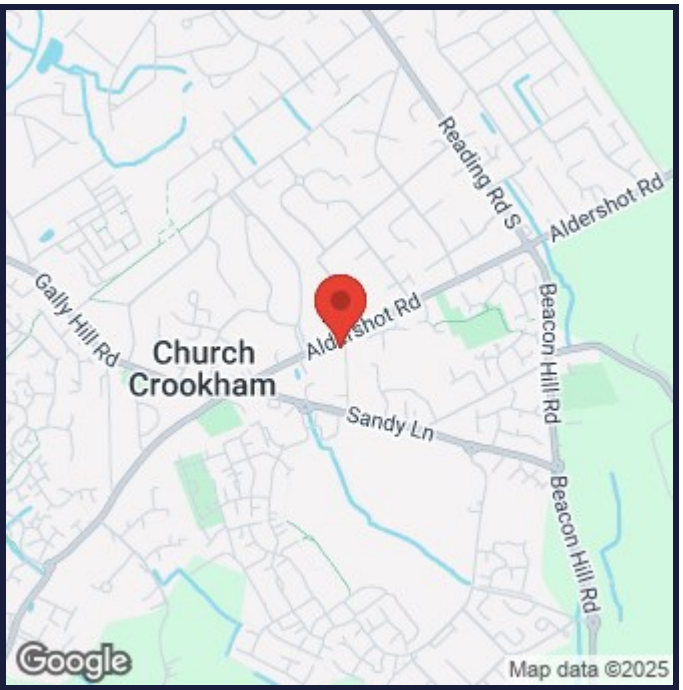




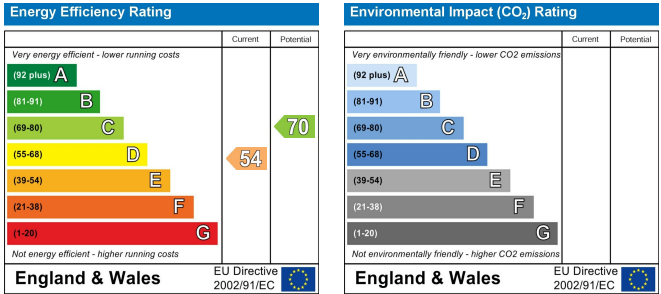
Floor Plans



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: E