



Selbon

Residential sales & lettings

Oaken Copse, Church Crookham,
Hampshire, GU52 8DL
Guide price £450,000 Freehold

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Selbonproperty.co.uk

- Semi-Detached Family Home
- Three Bedrooms
- Living Room & Dining Room
- Enclosed Rear Garden (With Garden Room)
- Close to Local Schools & Amenities
- Re-Decorated & Re-Furnished
- Re-Fitted Kitchen
- En-Suite Bathroom & Shower Room
- Cul-De-Sac Location
- Double Glazed Windows & Gas Central Heating

Selbon Estate Agents are delighted to offer to the market this three bedroom family home, situated in a cul-de-sac location in Church Crookham.

The property has been updated and re-furnished by the current owners and also benefits from being in close proximity to local schools and amenities.

The location is excellent for local schooling and is currently in the catchment area for Tweseldown Infant school, Church Crookham Junior school and Courtmoor Secondary school.

Accommodation comprises; re-fitted kitchen with built-in appliances including; oven, hob with extractor over and dishwasher. The kitchen comprises eye and base level cupboard and drawer units with inset sink and roll top work surfaces. Space for fridge/freezer and dual aspect windows. The remainder of the ground floor includes, living room with doors to the rear garden and a dining room.

To the first floor are three bedrooms and a re-fitted family shower room with separate shower cubicle, hand wash basin and low level W.C.

Bedroom one also benefits from a re-fitted en-suite bathroom with L-shaped bath, hand wash basin and low level W.C.

The rear garden measures approximately 40ft. in width by 30ft. in length and is predominately laid to lawn with two areas of decking, one immediately to the rear of the property and one by the garden room.. At the rear of the garden is a timber garden room with power and light.

To the front is driveway parking which leads to a garage. The garage could be converted, subject to usual planning permissions.

Further benefits include; newly installed double glazed windows and gas central heating with the boiler being replaced approximately two years ago.

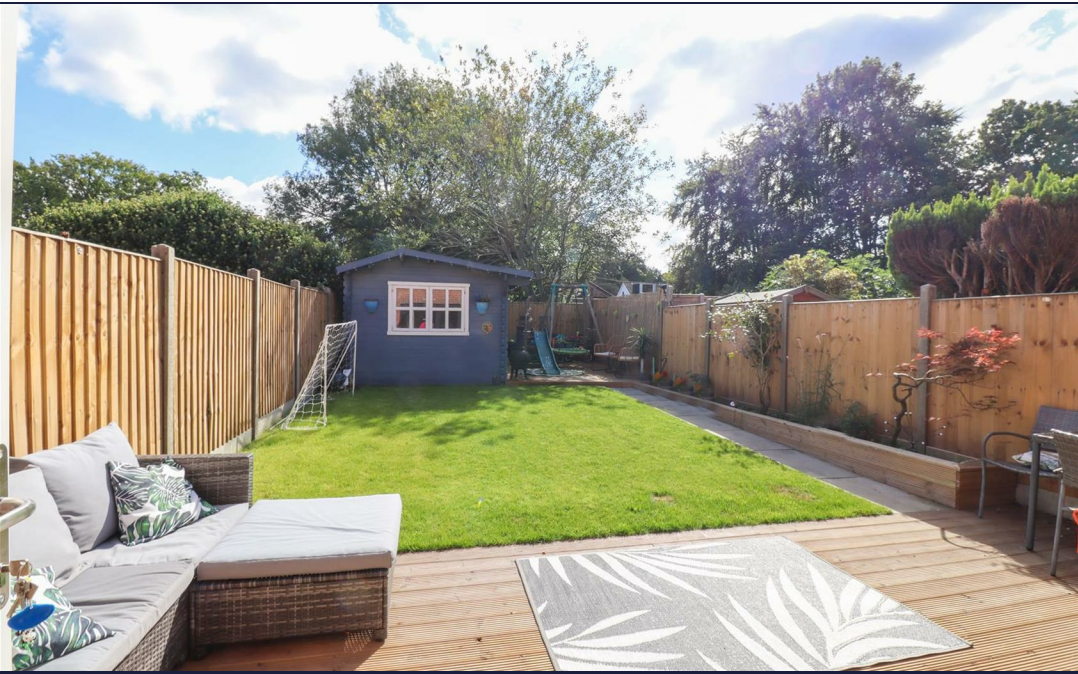
The property is located within close proximity of local shops. Fleet town centre, railway station and access to the M3 are a short drive away and there is easy access to walking, running and cycling routes including, Caesars Camp, Crookham Park SANGS land and the Basingstoke canal to name a few.











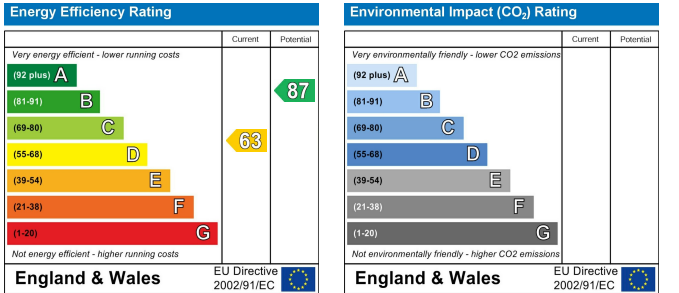
Floor Plans



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