



**Selbon**

Residential sales & lettings

Leger Close, Church Crookham, Fleet,  
Hampshire, GU52 0XD

Offers in excess of £685,000 Freehold



**01252 979300**  
Selbonproperty.co.uk

- Sought After Location
- Detached Double Garage with Ample Driveway Parking
- Enclosed Front Garden
- Refitted Kitchen/Breakfast Room
- Downstairs W.C
- Four Bedrooms
- Enclosed Rear Garden
- Two Refitted Bathrooms
- Open Fireplace
- Utility Room

Selbon Estate Agents are delighted to offer to the market this four-bedroom detached family home which is situated within the popular development of Zebon Copse. Benefits to this property include a detached double garage with ample driveway parking, two refitted bathrooms, an enclosed rear garden and an open plan kitchen/breakfast room.

Accommodation comprises of a spacious entrance hall which leads into the dual aspect living room with an open fireplace and French doors which open into the rear garden. The open plan kitchen/breakfast room offers a range of units, work surfacing, integrated appliances and additional appliance space. Next to the kitchen the utility room can be found which offers access to the garden. The ground floor accommodation is finished with the downstairs W.C.

On the first floor the property offers four spacious bedrooms with the main bedroom benefiting from a refitted en-suite shower room. The first-floor accommodation is finished with the refitted family bathroom which offers a toilet, sink and bath with shower overhead.

Outside the charming, enclosed garden is mainly laid to lawn with well-established flowers, shrub beds and trees. The garden offers a high degree of privacy and at the rear of the property, you will find a spacious patio area which is ideal for al fresco dining.

At the front of the property, you have ample driveway parking leading to the detached double garage. The garage has been part converted to create a gym or it can be used as a games room, study or hobbies area. Outside the front of the house, you have the added bonus of a useful enclosed patio area.

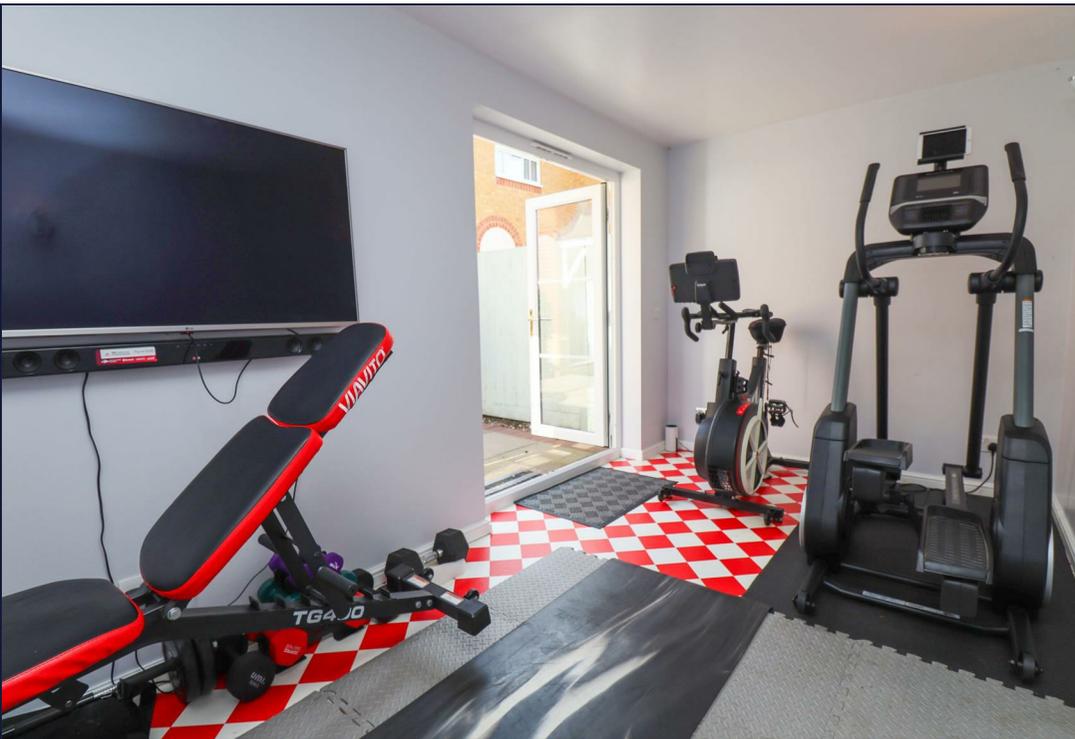
Zebon Copse has its own convenience store, a wealth of walking, running and cycling routes including the Basingstoke canal and a community centre. Fleet Town Centre is in close proximity with its shopping, leisure facilities, schools and health care services. Fleet mainline railway station offers services to London Waterloo, whilst 4a of the M3 motorway is closeby.













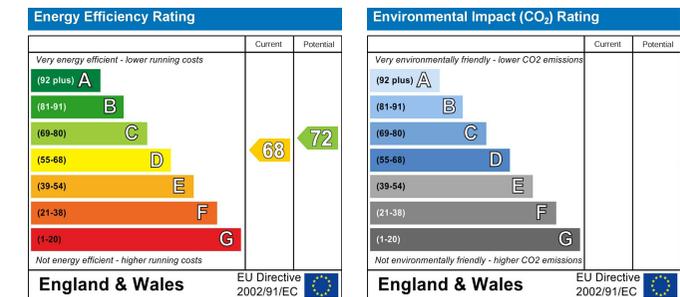
## Floor Plans



## 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: F

### Selbon Property Services Ltd

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