



Selbon

Residential sales & lettings

Compton Close, Church Crookham,
Hampshire, GU52 6JQ

Offers over £450,000 Freehold



01252 979300
Selbonproperty.co.uk

- Semi-Detached Family Home
- Three Bedrooms
- Kitchen & Conservatory
- Approx. 50ft. Rear Garden
- Potential to Extend (S.T.P.P)
- Cul-De-Sac Location
- Living/Dining Room
- Family Bathroom
- Driveway Parking & Garage
- Close to Local Schools & Amenities

Selbon Estate Agents are delighted to offer to the market, for the first time since new, this three bedroom semi-detached family home, ideally situated in a cul-de-sac location in the Church Crookham area of Fleet.

The property is located close to local amenities, outdoor space and excellent local schools. The current catchment areas include: Tweseldown Infant school, Church Crookham Junior school and Court Moor Secondary school.

On entering the property you are welcomed into a porch which in turn leads to the entrance hallway with stairs to the first floor. The ground floor accommodation includes; front aspect living room which opens to the dining room, a kitchen and a conservatory.

The kitchen comprises; eye and base level cupboard and drawer units with roll top work surfaces. Inset sink, space for utilities, built-in oven and hob.

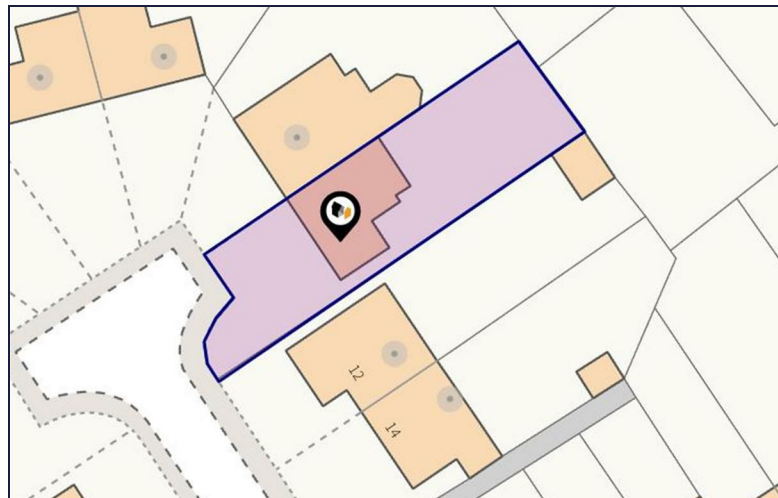
To the first floor there are three bedrooms and a shower room.

Externally the well-manicured rear garden measures approximately 50ft. in length by 30ft. in width and is predominately laid to artificial lawn with well-stocked shrubs and planting. Immediately to the rear of the property is a patio area.

To the front the garden has a good stock of evergreen shrubs and borders. The driveway provides off-street parking for several vehicles and leads to a single garage with electric roller door with two electronic fobs.

The property is in need of some modernisation and has the potential to extend subject to usual planning permissions.

For those seeking the outdoor life, Velmead Woods, Tweseldown, Fleet pond and the Basingstoke canal are all close by, offering a wealth of beautiful walking, running and cycling routes. Fleet town centre with an array of shops, bars and restaurants and the mainline railway station are a short drive away (under 2 miles distance) and there are excellent road links including the M3 & A3.









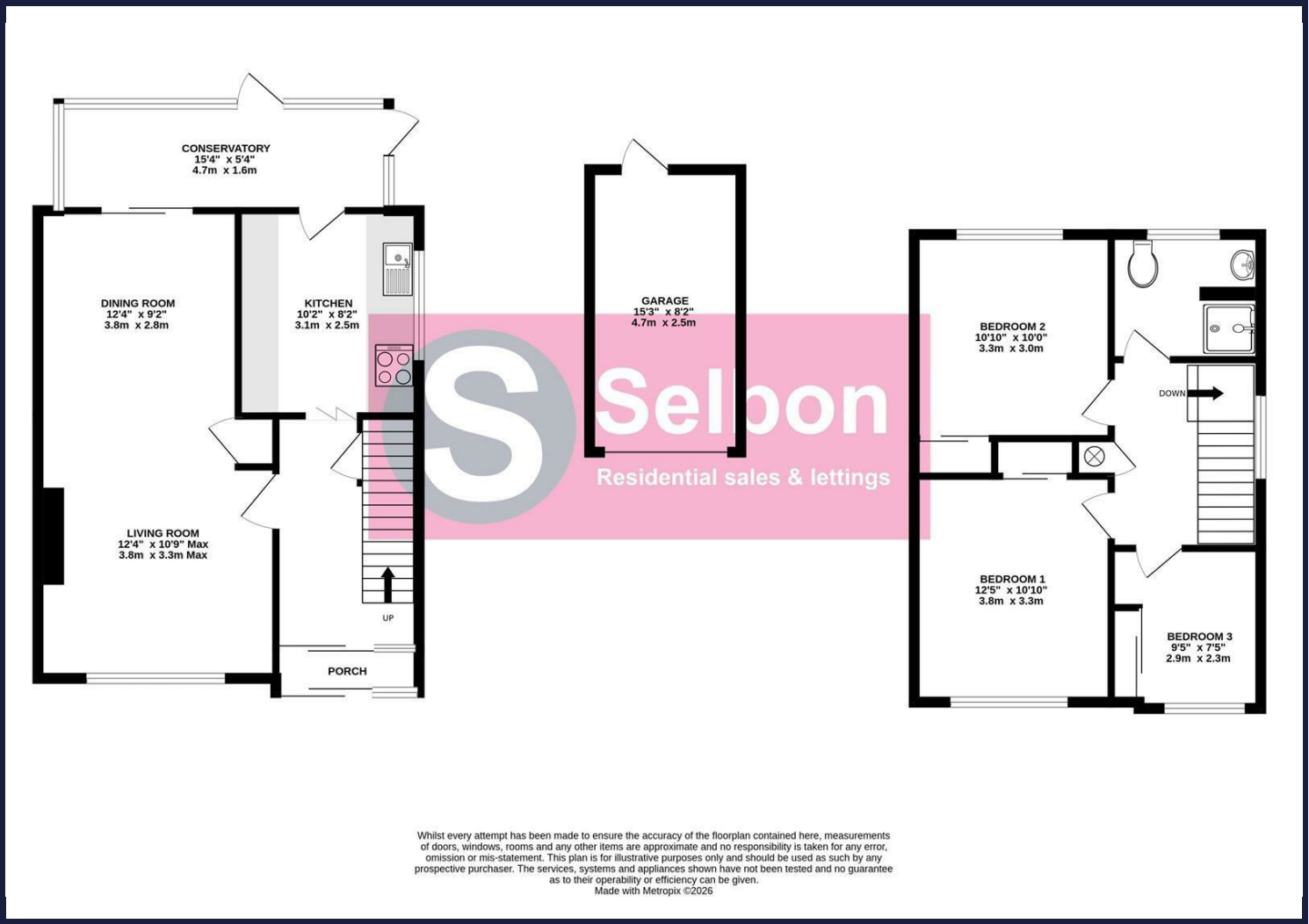








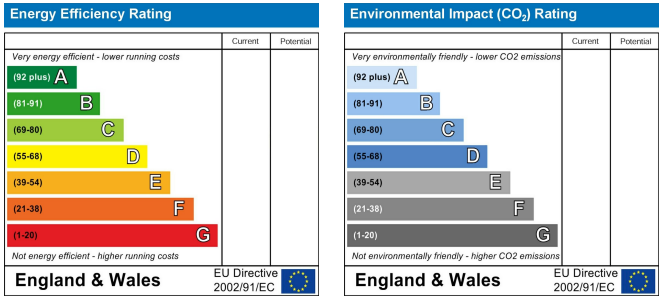
Floor Plans



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

We give notice that these particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR). They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Selbon has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Council Tax Band: D