



- Extended Semi-Detached Family Home
- Kitchen/Breakfast Room
- Cloakroom & Re-Fitted Family Bathroom
- Driveway Parking & Garage
- Close to Local School & Amenities
- Three Bedrooms
- Living Room & Dining Room
- Rear Garden Measuring in Excess of 90ft.
- Potential to Extend Further (S.T.P.P)
- Gas Central Heating & Double Glazed Windows

Selbon Estate Agents are delighted to offer to the market this extended three bedroom semi-detached family home, ideally situated in this non-estate location in Church Crookham.

The current school catchment areas include: Tweseldown Infant school, Church Crookham Junior school and Court Moor Secondary school.

On entering the property you are welcomed into a reception hallway with Parque flooring and stairs to the first floor. The principle accommodation includes; kitchen/breakfast room, living room with feature fireplace, dining room with doors to the rear garden and a cloakroom to the ground floor.

The re-fitted kitchen comprises; eye and base level cupboard and drawer units with inset sink, space for Range cooker with built-in extractor hood over, built-in dishwasher. Space for washing machine, tumble dryer and fridge/freezer.

To the first floor there are three bedrooms (two double bedrooms and a single bedroom) and a family bathroom.

The re-fitted bathroom boasts a four piece suite with standalone roll top bath tub, walk-in shower, hand wash basin and low level W.C.

Externally the Easterly facing rear garden measures in excess of 90ft. in length and is predominately laid to lawn with flower and shrub borders. Immediately to the rear of the property is a patio area ideal for entertaining.

At the rear of the garden is a large summer house/garden office with power and lights.

To the front is an area of lawn, driveway provides off-street parking for several vehicles which leads to a garage with up and over door.

Fleet town centre is under 1.5 miles away with an array of shops, bars and restaurants, Fleet mainline 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, Velmead woods, and the Basingstoke canal to name but a few.





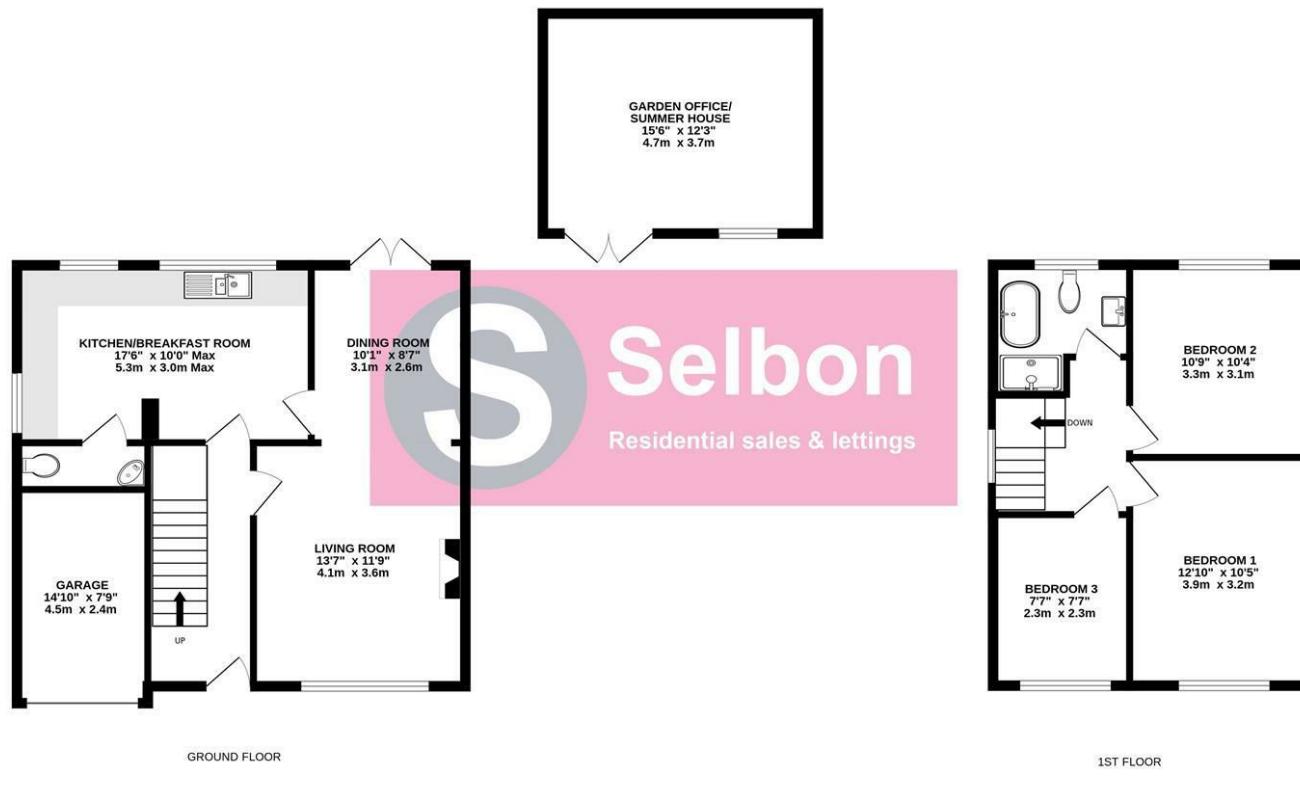








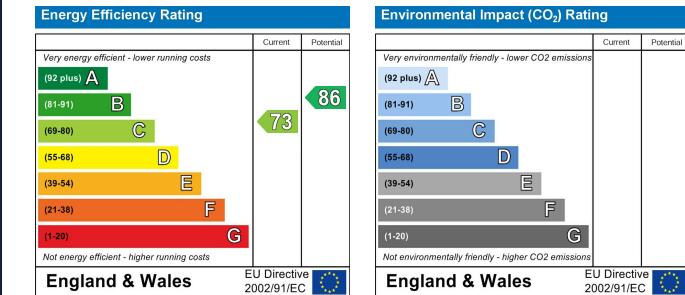
Floor Plans



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

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

Selbon Property Services Ltd

Registered Office, 16 Levignen Close, Church Crookham, Fleet, Hampshire, GU52 0TW

Company Registration Number: 12108205 VAT Number: 370 7956 65

Tel: 01252 979300 Email: sales@selbonproperty.co.uk