



**Selbon**

Residential sales & lettings

Aldershot Road, Church Crookham,  
Hampshire, GU52 8EJ

Offers over £650,000 Freehold



**01252 979300**

Selbonproperty.co.uk

- Detached Family Home
- Four Bedrooms
- 17ft. Kitchen/Breakfast Room
- Utility Room & Cloakroom
- Re-Fitted Family Bathroom & En-Suite Shower Room
- Approx. 70ft. Rear Garden
- Living Room & Dining Room
- Ample Driveway Parking & Garage
- Close to Local Amenities
- Gas Central Heating & Double Glazed Windows

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

The property was built in 2004 and offers excellent accommodation over two floors and having undergone improvement in recent years to include a re-fitted bathroom and en-suite shower room.

The current school catchment area includes: Heatherside Infant & Junior schools as well as Courtmoor Secondary school.

Upon entering the property you are welcomed into a reception hallway with stairs to first floor and space for study area under the stairs.

The principle accommodation includes: re-fitted 17ft. kitchen/breakfast room which is fitted with eye and base level cupboard and drawer units under a wood work surface. Inset one and a half bowl ceramic sink with mixer tap, built-in dishwasher, space for Range cooker and space and plumbing for American style fridge/freezer. From the breakfast area are French doors leading to the rear garden. The living room also benefits from doors to the garden as well as a limestone fireplace.

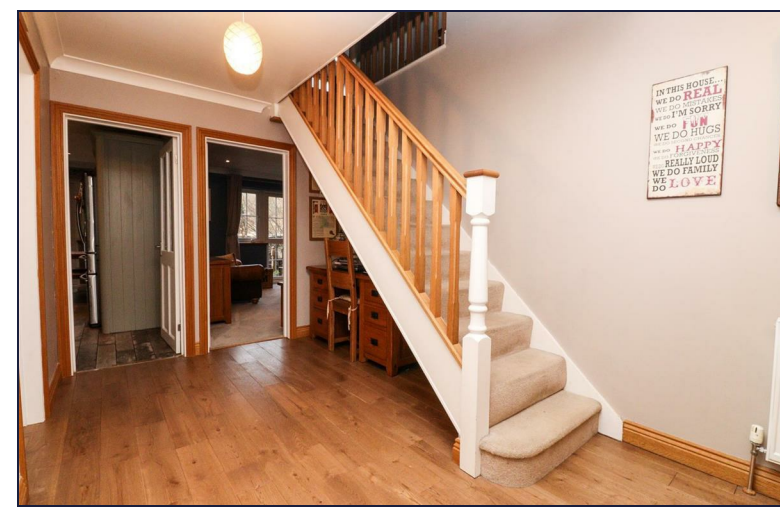
Further ground floor accommodation includes a dining/family room (which is currently being used as an additional bedroom) a utility room and a cloakroom.

To the first floor are four good sized bedrooms and a re-fitted family bathroom. The bathroom comprises; panel enclosed bath with shower over, W.C. and pedestal hand wash basin.

Bedroom one benefits from an en-suite shower room with shower cubicle, W.C. and pedestal hand wash basin.

Externally the rear garden measures approximately 70ft. in length and is predominately laid to lawn with ornate pond, mature planting and trees. At the rear of the garden is an area of hard standing for shed. Immediately to the rear of the property is a decked area, accessed from both the kitchen and the living room.

The enclosed front garden is laid to several areas of lawn with a driveway providing parking for ample vehicles leading to a garage.















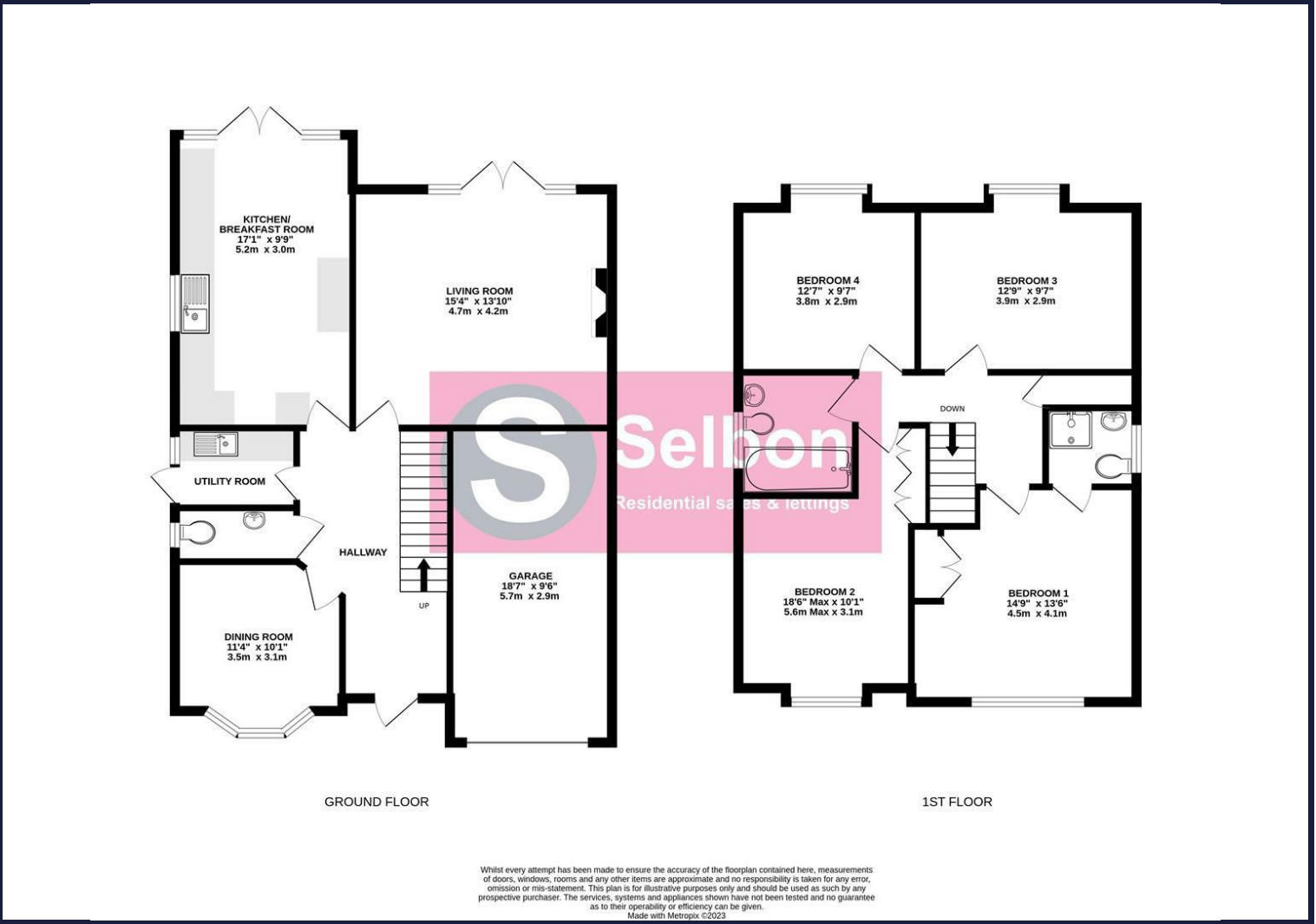






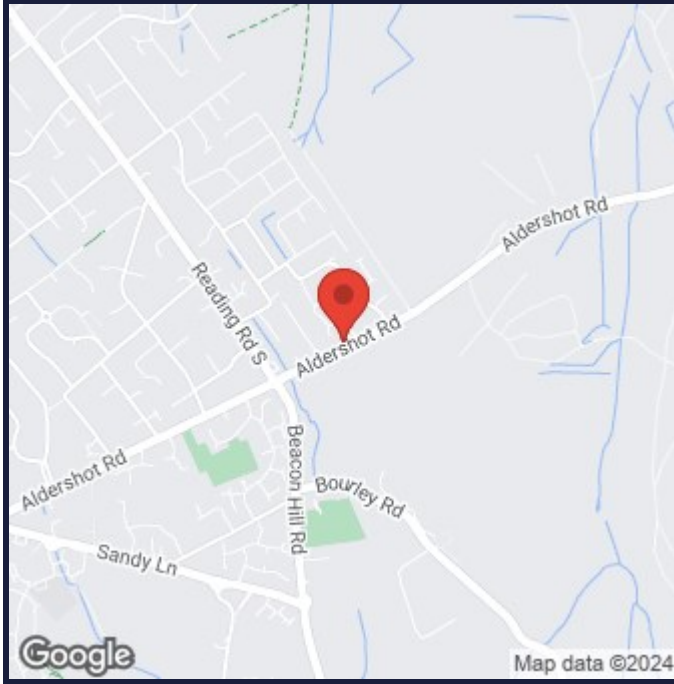


Floor Plans

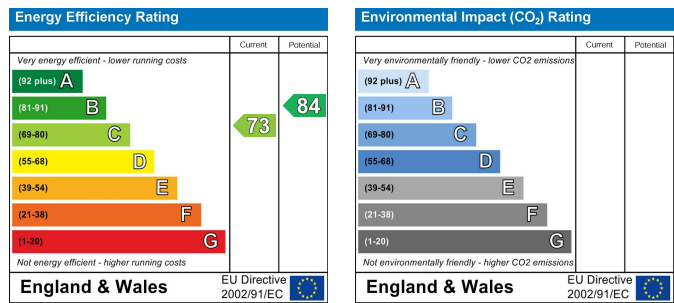


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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

Council Tax Band: F

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