



Selbon

Residential sales & lettings

Rounton Road, Church Crookham,
Hampshire, GU52 6HB

Offers over £500,000 Freehold



01252 979300

Selbonproperty.co.uk

- Detached Family Home
- Living Room & Dining Room
- Family Bathroom
- Courtmoor Catchment Area
- Potential to Extend (S.T.P.P)
- Three Bedrooms
- Entrance Hallway & Kitchen
- Mature Corner Plot
- Driveway Parking & Garage
- No Onward Chain

Selbon Estate Agents are delighted to offer to the market this three bedroom detached character property occupying a corner plot in this non-estate location in Church Crookham. Offered to the market for the first time in over 50 years and benefitting from no onward chain.

The property is currently in the catchment areas of Tweseldown Infants, Church Crookham Juniors and Courtmoor Secondary Schools.

On entering the property you are welcomed into a reception hallway with stairs to first floor and door to cloakroom. The front aspect living room features a bay window and fireplace and opens to a dining room which in turn opens to a family room with door to the rear garden.

The kitchen is fitted with eye and base level cupboard and drawer units with laminate work surfaces. Inset one and half bowl sink with mixer tap, built-in oven, hob and extractor over. From the kitchen is a breakfast room with further door to utility area. The utility area has space and plumbing for washing machine, and tumble dryer and has a door giving access to the side of the property.

To the first floor are three bedrooms and a family bathroom. The bathroom comprises; panel enclosed bath with shower over, pedestal hand wash basin and W.C.

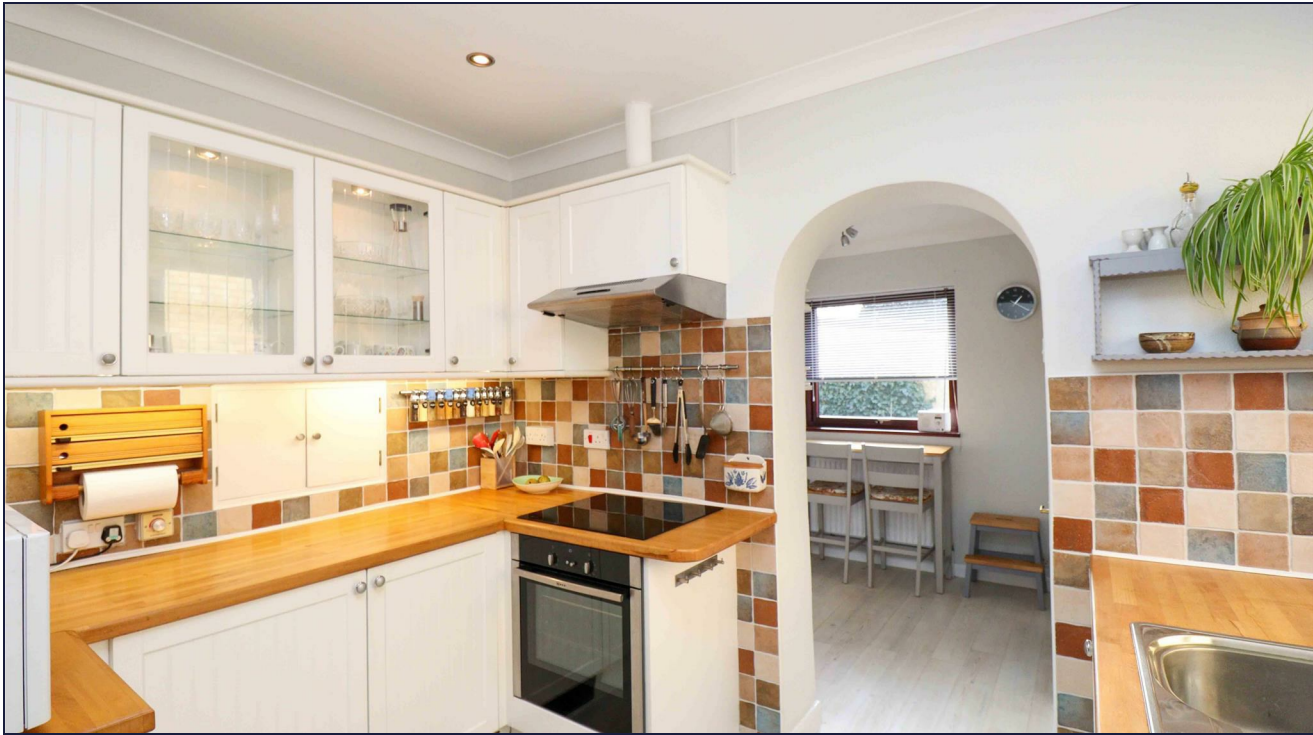
Externally the property enjoys a corner position with garden sweeping around the property. The rear garden is laid to lawn with patio immediately to the rear of the property and areas of planting. At the rear of the garden is a gate leading to the driveway parking and detached garage. The front garden is mainly laid to lawn with evergreen borders.

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

Fleet town centre and mainline railway station as well as the M3 are all within short driving distance and for those who love the outdoor lifestyle there is easy access to excellent walking and cycling routes including Zebon Copse nature reserve, Velmead woods, the Basingstoke canal and Ceasars Camp.















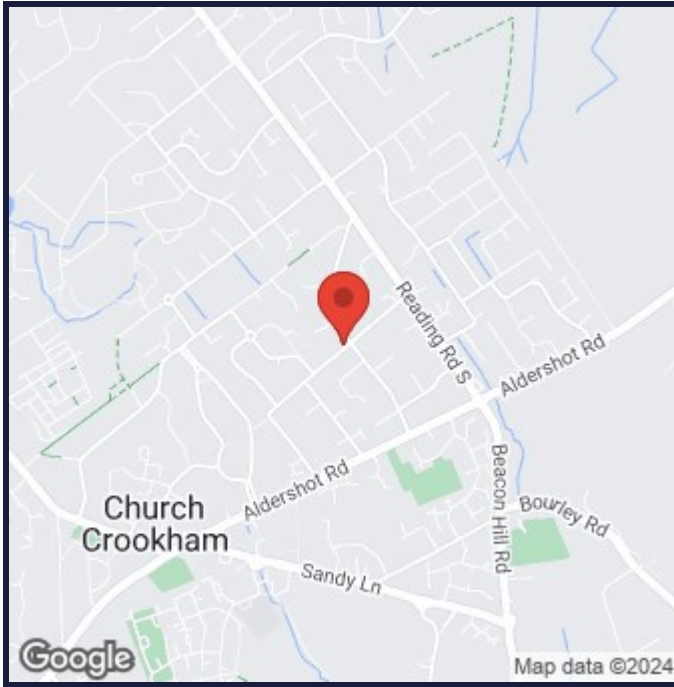
Floor Plans

Area Map

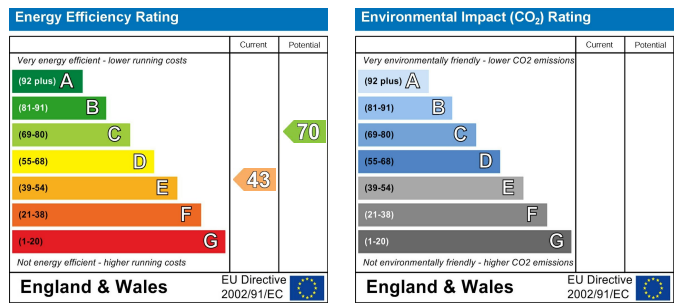
GROUND FLOOR

1ST FLOOR

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Energy Performance Graph



Viewing

Council Tax Band: E

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

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