



Selbon

Residential sales & lettings

Elizabeth Drive, Church Crookham,
Hampshire, GU52 6HR
Guide price £485,000 Freehold



01252 979300
Selbonproperty.co.uk

- Extended Semi-Detached Family Home
- Living Room & Dining Room
- Downstairs Wet Room/W.C.
- Approx. 60ft. Enclosed Rear Garden
- Close to Local Schools & Amenities
- Three Double Bedrooms
- Kitchen & Conservatory
- Family Bathroom
- Potential to Extend (S.T.P.P)
- Gas Central Heating & Double Glazed Windows

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

The property is conveniently located for local schools and is currently in the catchment area for Tweseldown Infant School, Church Crookham Junior School and Court Moor Secondary School.

On entering the property you are welcomed into a reception hallway with stairs to first floor. The ground floor accommodation includes; kitchen, living room, dining room and a conservatory. There is also a downstairs wet room with low level W.C., hand wash basin and walk-in shower.

The kitchen comprises; eye and base level cupboard and drawer units under a wood effect roll top work surface. Inset stainless steel circular sink, built-in double oven and hob with extractor over. Space for washing machine, dishwasher and fridge.

To the first floor are three bedrooms and a family bathroom. Comprising white suite with tiled enclosed bath, W.C. and hand wash basin.

There is also a 16ft. loft space/bonus room with Velux window and two areas of eaves storage. The loft space has not been signed off by building regulations and therefore is only marketed as storage space.

Externally the rear garden measures approximately 60ft. in length and is predominately laid to lawn with patio area to the rear of the property.

To the side of the property is a covered area suitable for bike storage and an outside store.

To the front is a further area of lawn enclosed by evergreen borders. Driveway provides off-street parking for several vehicles.

There is 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.



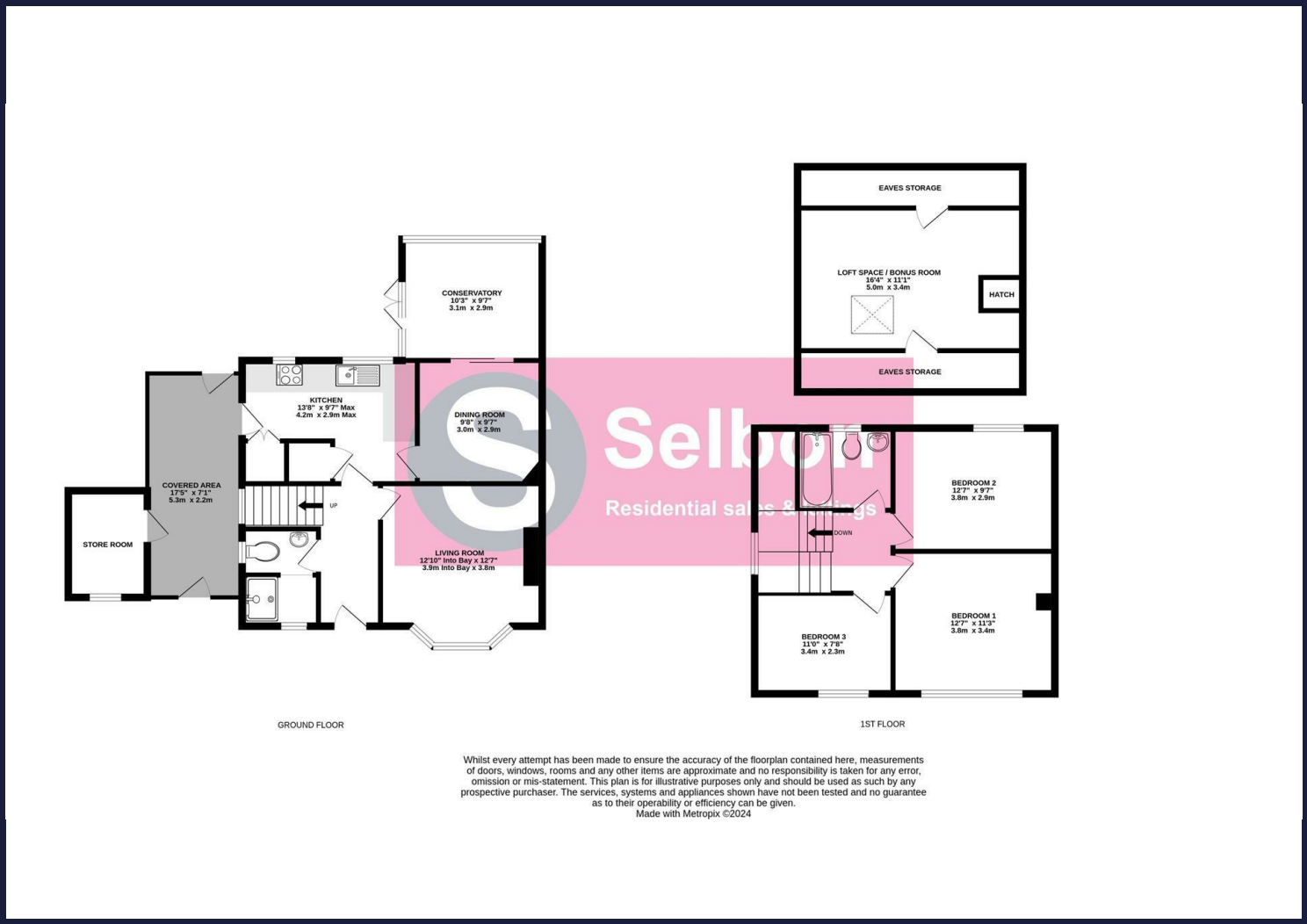








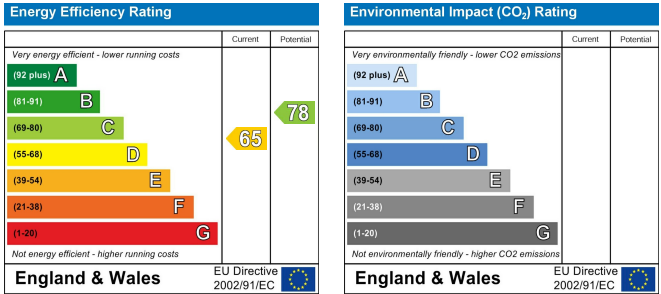
Floor Plans



Area Map



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: C