



# Selbon

Residential sales & lettings

Ferndale Road, Church Crookham,  
Hampshire, GU52 6LJ

Offers over £450,000 Freehold



**01252 979300**  
Selbonproperty.co.uk



- Extended Semi-Detached Family Home
- Living Room with Feature Bay Window
- Dining Room & Study
- Tiered Garden Measuring Approx 70ft.
- Close to Local Schools & Amenities
- Three Bedrooms
- Fitted Kitchen & Utility Room
- Family Bathroom
- Driveway Parking & Garage
- Non-Estate Location

**\*\*Viewing taking place Wednesday 15th May & Thursday 16th May only. By appointment.\*\***

Selbon Estate Agents are delighted to offer to the market this extended 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 areas for Tweseldown Infant School, Church Crookham Junior School and Court Moor Secondary School.

The ground floor accommodation comprises; living room with feature bay window and fireplace, dining room which in turn leads to a study, kitchen, utility room and a re-fitted cloakroom.

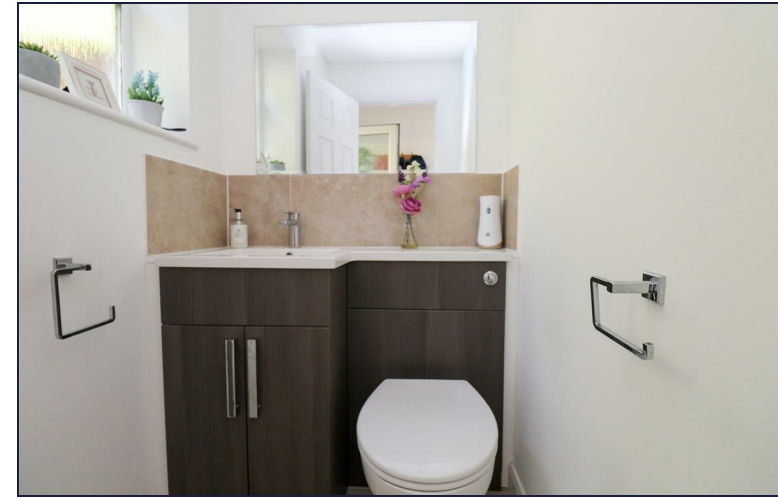
The kitchen is fitted with eye and base level cupboard and drawer units under a roll top work surface. Inset sink with mixer tap, integrated double oven, hob and extractor over. Built-in appliances include dishwasher, fridge and freezer.

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

Externally the rear garden measures approximately 70ft. in length and is split into three tiers. The lower tier is laid to patio with steps to the middle tier which is laid to lawn with an array of flower beds and mature planting. Further steps lead to the upper garden which is also laid to lawn with mature planting.

To the front driveway parking for several vehicles which leads to a garage with up and over door. Part of the garage has been converted to offer a store room.

The property is located within close proximity of local shops. Fleet town centre is a short drive 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 Velmead woods and the Basingstoke canal.















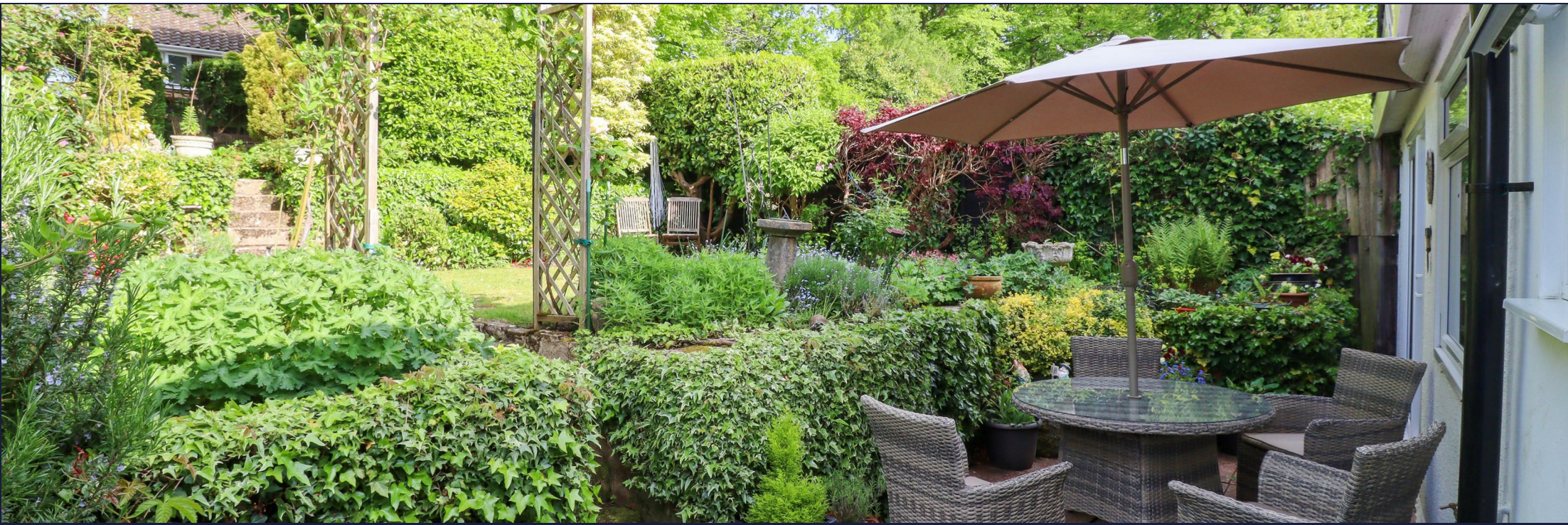










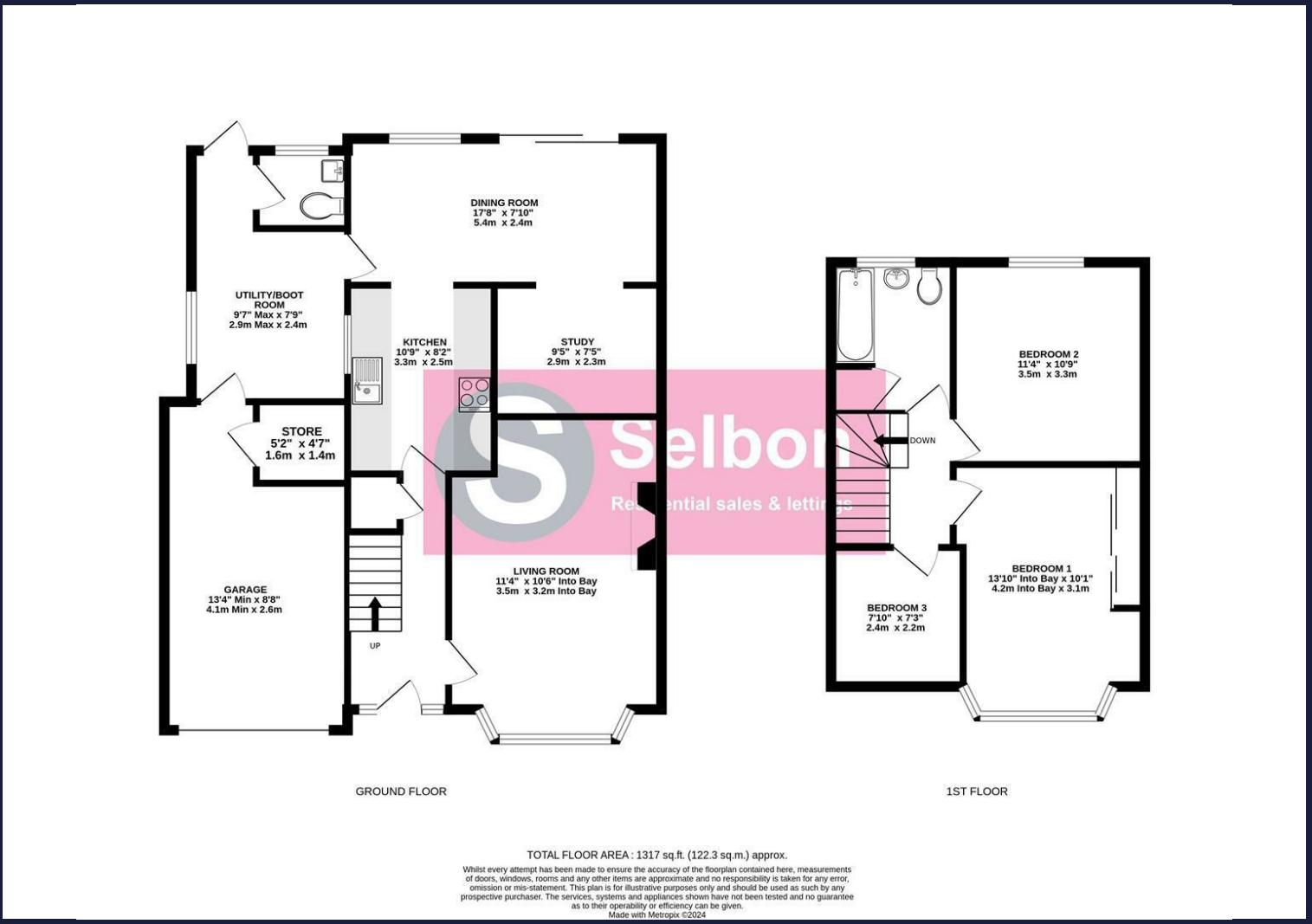








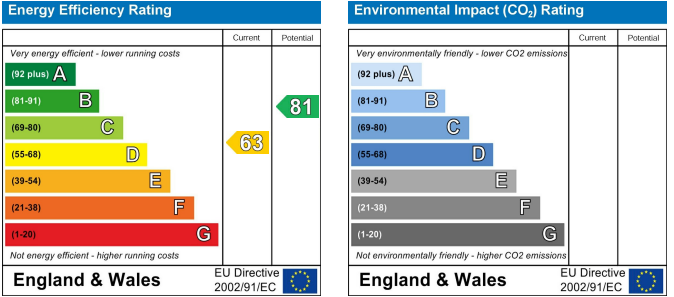
Floor Plans



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

Council Tax Band: D

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