



Selbon

Residential sales & lettings

Earlsbourne, Church Crookham, Fleet,
Hampshire, GU52 8XG

Guide price £550,000 Freehold



01252 979300
Selbonproperty.co.uk

- Extended Detached Family Home
- Kitchen/Breakfast Room
- 16ft. Conservatory
- Family Bathroom
- Close to Local Schools & Amenities
- Four Bedrooms
- Living Room & Family Room
- Utility Room & Shower Room
- Enclosed Westerly Facing Garden
- Driveway with Electric Vehicle Charging Point

Selbon Estate Agents are delighted to offer to the market this extended four bedroom detached family home, ideally situated in a cul-de-sac location within Church Crookham.

The location is excellent for local schooling and is currently in the catchment area for Tweseldown Infant school, Church Crookham Junior school and Courtmoor Secondary school.

On entering the property you are welcomed into an entrance hallway with stairs to the first floor. The ground floor accommodation includes; 15ft. family room, living room, kitchen/breakfast room, 16ft. conservatory, utility room and a shower room.

The kitchen comprises of Shaker style eye and base level cupboard and drawer units under a roll top work surface. Built-in appliances include; oven, hob and extractor hood. Space and plumbing for dishwasher. Opening from the kitchen is the conservatory which has French doors that lead to the rear garden. The shower room boasts a shower cubicle, hand wash basin and W.C.

To the first floor are four bedrooms and a family bathroom. The bathroom comprises; panel enclosed bath with mixer tap and shower attachment, hand wash basin and W.C.

Externally the Westerly facing enclosed rear garden is mainly laid to lawn with a selection of planting plus there is an area of decking off the conservatory.

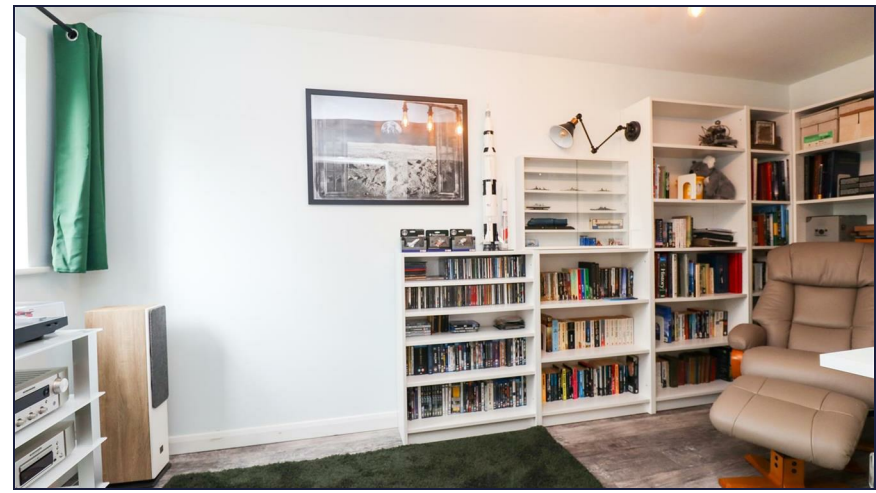
To the front is a block paved driveway providing off-street parking with the added benefit of an electric vehicle charging point.

Fleet town centre, 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, Crookham Park SANGS land and the Basingstoke canal to name a few.

AGENT NOTE: The garage seen in the front photo does not belong to the property, it is for the neighbouring property who has a shared right of access over the driveway.







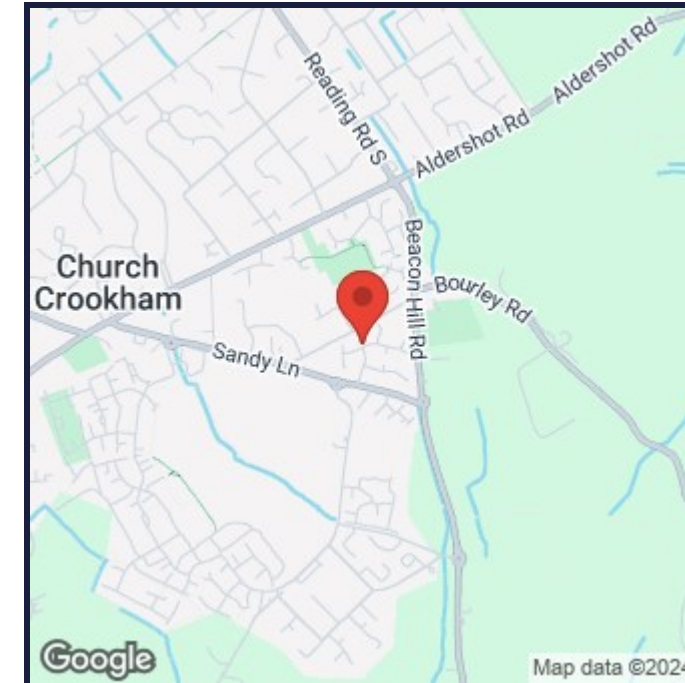
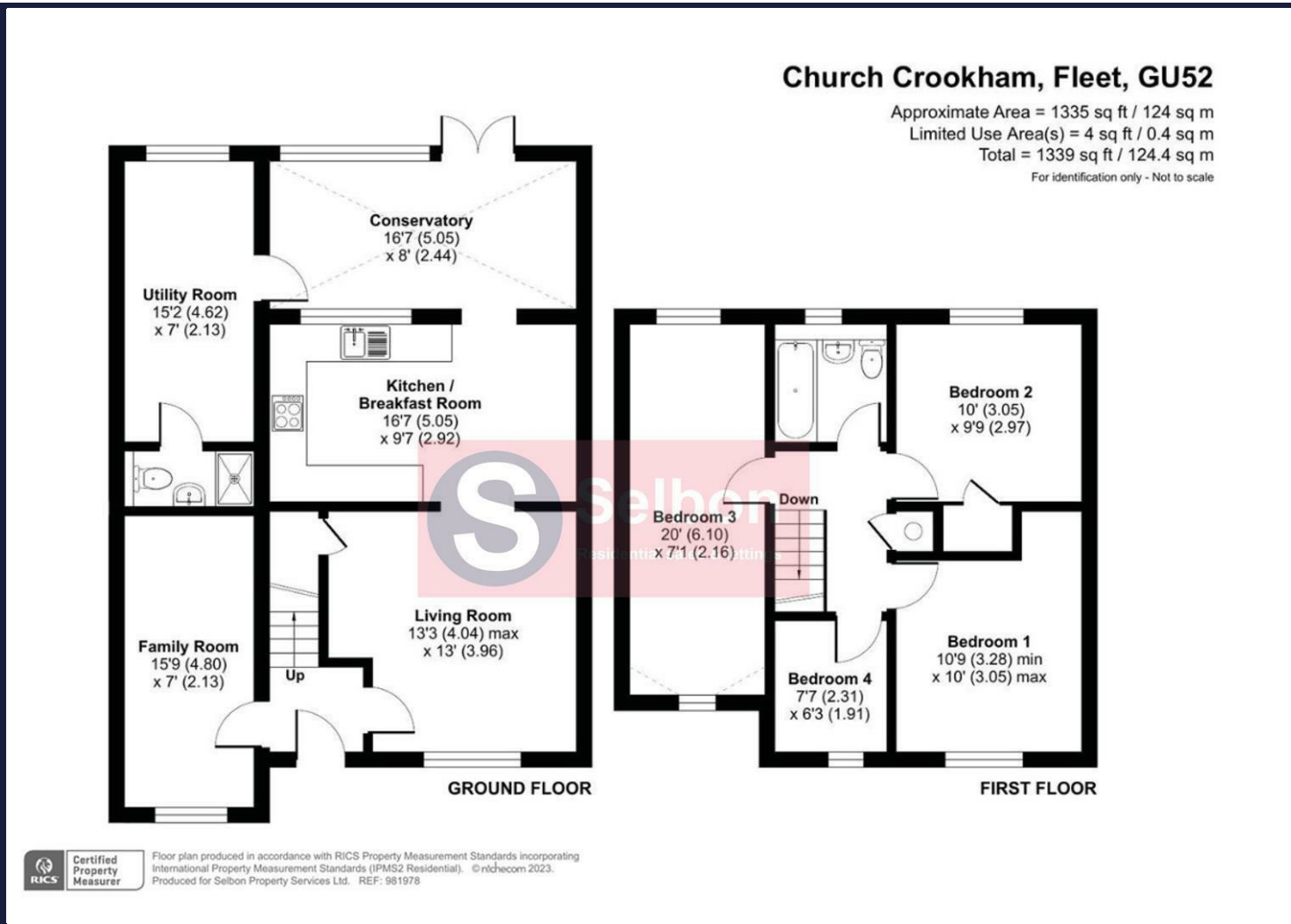




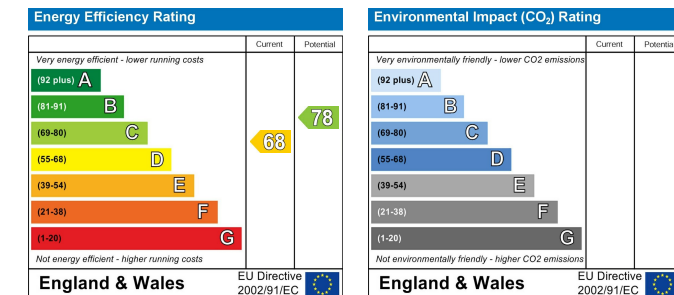


Floor Plans

Area Map



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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