



Selbon

Residential sales & lettings

Camus Close, Church Crookham, Fleet,
Hampshire, GU52 0UT

Offers in excess of £750,000 Freehold



01252 979300

Selbonproperty.co.uk

- Detached Bryant 'Stratford' Home
- Lounge & Separate Dining Room
- Main Bedroom With Refitted En Suite
- Enclosed Southerly facing Garden
- Cul De Sac Next To Nature Reserve
- Entrance Hall & Cloakroom
- Remodeled Kitchen/ Breakfast Room
- 3 Further Bedrooms & Family Bathroom
- Single Garage & Driveway Parking
- No Onward Chain

Selbon Estate Agents are delighted to offer this detached family home to the market, built by Mssrs Bryant Homes to the 'Stratford' design, situated in a private driveway location, next to a nature reserve on the ever popular Zebon Copse development.

Thoughtfully modernised and remodeled over the years, to offer open plan living to suit modern day life styles. Most recent changes include replacement Bi folding doors, double glazed windows, soffits & fascia's and a refitted en suite.

Accessed via a covered entrance there is a composite front door and glazed side panel, leading to the entrance hall, which has stairs leading to the first floor with bespoke storage cupboards and drawers below and doors leading to the lounge and kitchen.

The bay fronted lounge has a wood burning stove, views over the nature reserve and sliding doors giving access to the dining room, which has bi folding doors to the rear garden. There is a door leading to an inner hallway with a refitted cloakroom and access to the breakfast area, which has Bi folding doors to the rear garden, a door to the utility room and open plan access to the kitchen/breakfast room.

The 26ft kitchen/breakfast room is dual aspect, has a range of fitted storage units, work surfaces, some integrated appliances as well as space for a sofa and table and chairs. The utility room has storage units, work surfaces and a sink as well as doors leading to the garage and rear garden.

The first floor landing gives access to all 4 bedrooms and the refitted family bathroom. The main bedroom, benefits from a refitted en suite shower room and all the bedrooms have a built in wardrobes.

The property further benefits from gas central heating, double glazed windows, an enclosed southerly facing rear garden overlooking and siding on to the nature reserve, to the front of the property is a driveway for several vehicles and a 17ft integral garage.

Offered with no onward chain, we highly recommend a viewing to avoid disappointment.









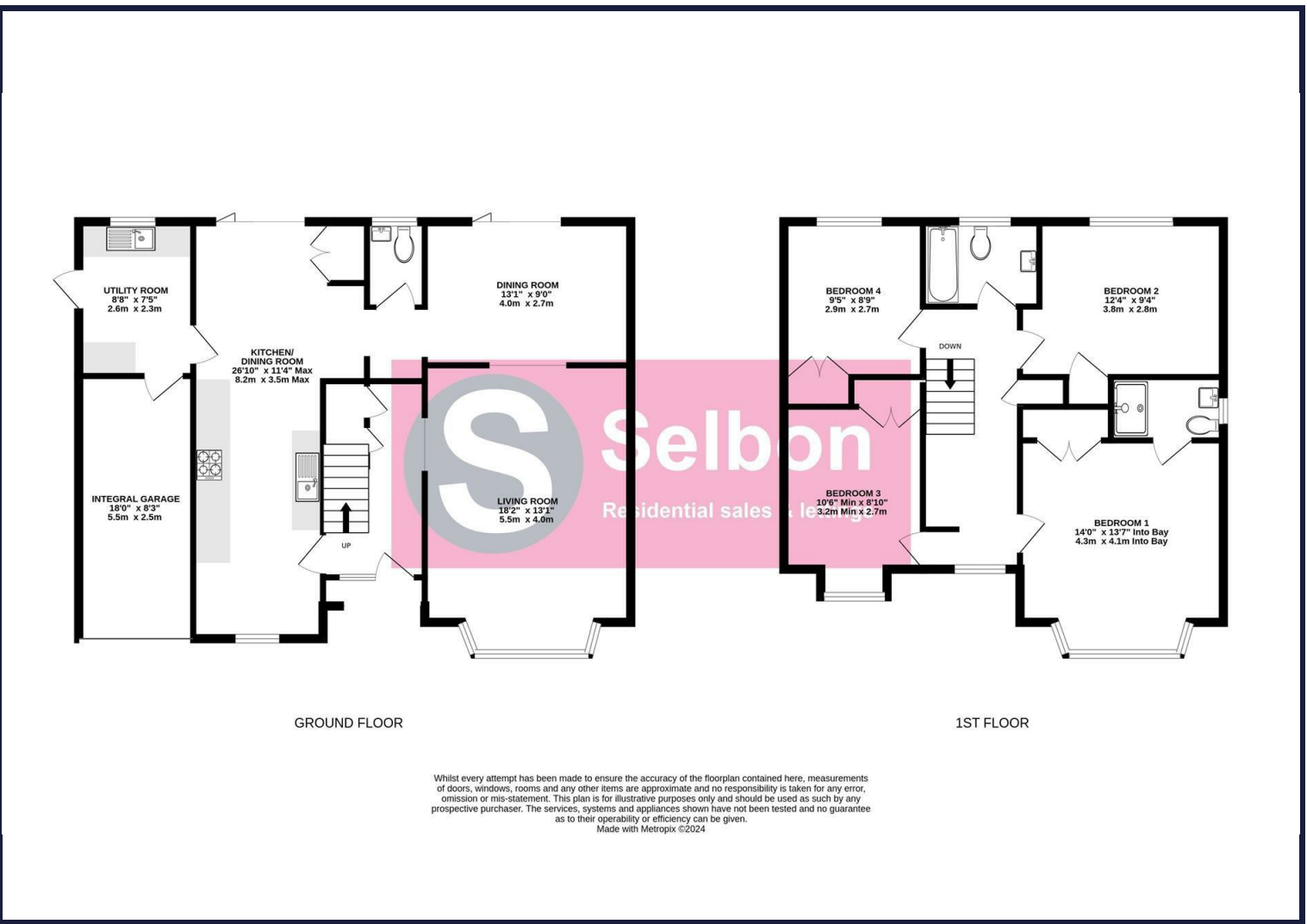








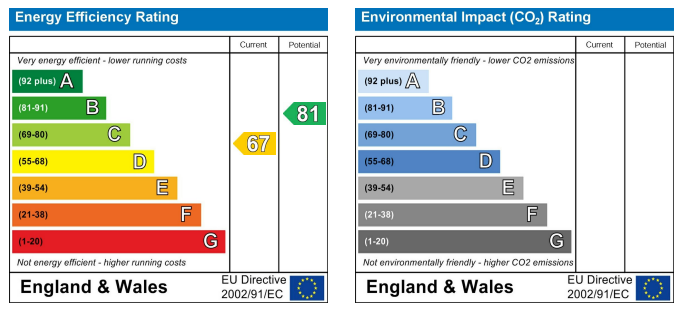
Floor Plans



Area Map



Energy Performance Graph



Council Tax Band: F

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

We give notice that these particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR). They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Selbon has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.