



**Selbon**

Residential sales & lettings

The Crescent, Crookham Village,  
Hampshire, GU51 5SN

Guide price £550,000 Freehold



**01252 979300**

[Selbonproperty.co.uk](http://Selbonproperty.co.uk)

- Semi-Detached Family Home
- Three Bedrooms
- Kitchen/Breakfast Room
- Store Room
- Generous Rear Garden
- Crookham Village Location
- Living/Dining Room
- Wet Room / Utility Room
- Family Bathroom
- No Onward Chain

Selbon Estate Agents are delighted to offer to the market this three bedroom semi-detached family home, nestled within an attractive crescent in this sought-after location within Crookham Village.

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

The current school catchment areas include: Dogmersfield Ce Primary School and Calthorpe Secondary school. There are also a number of excellent private schools all within easy reach of the property.

For the commuter Winchfield train station is just over 1.5 miles distant and Fleet train station is approximately 3 miles distant, both with direct trains to London Waterloo.

On entering the property you are welcomed into a hallway with stairs to the first floor. The main living accommodation includes; kitchen/breakfast room, living/dining room and a wet room/utility room.

The kitchen comprises eye and base level cupboard and drawer units under a roll top work surface. Inset sink, space for appliances, built-in oven, hob and extractor over. The kitchen lends space for a dining table and gives access to a pantry cupboard. There is also a wet room/utility room and store/outbuilding on the ground floor.

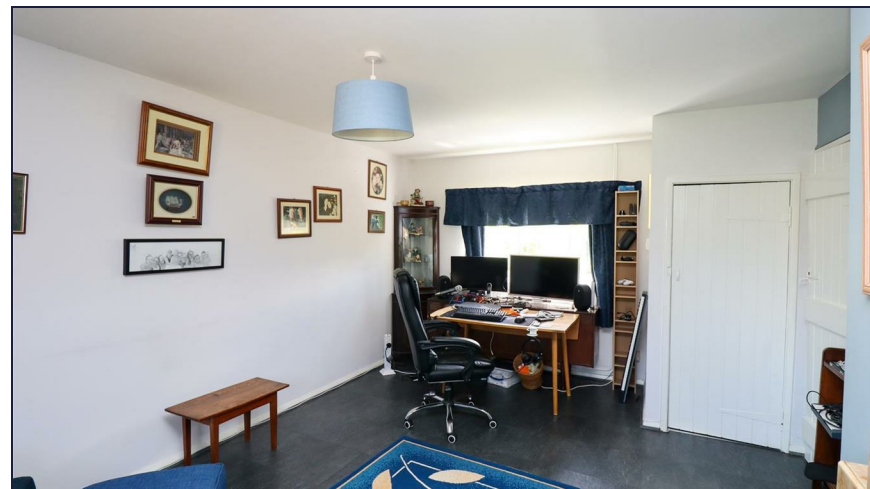
To the first floor are three bedrooms and a family bathroom. The bathroom comprises; panel enclosed bath, hand wash basin and low level W.C.

Externally the property occupies a mature corner plot and measures to the maximum point at 80ft. in length by 60ft. max in width.

There is easy access to local shops, schools and other amenities including 3 local pubs The Spice Merchant, The Queens Head and the Exchequer all with walking distance or a short drive. Hitches Lane itself is home to Calthorpe School, Hart Leisure Centre and the 82 acre Edenbrook Country Park, offering wonderful scenic walks.









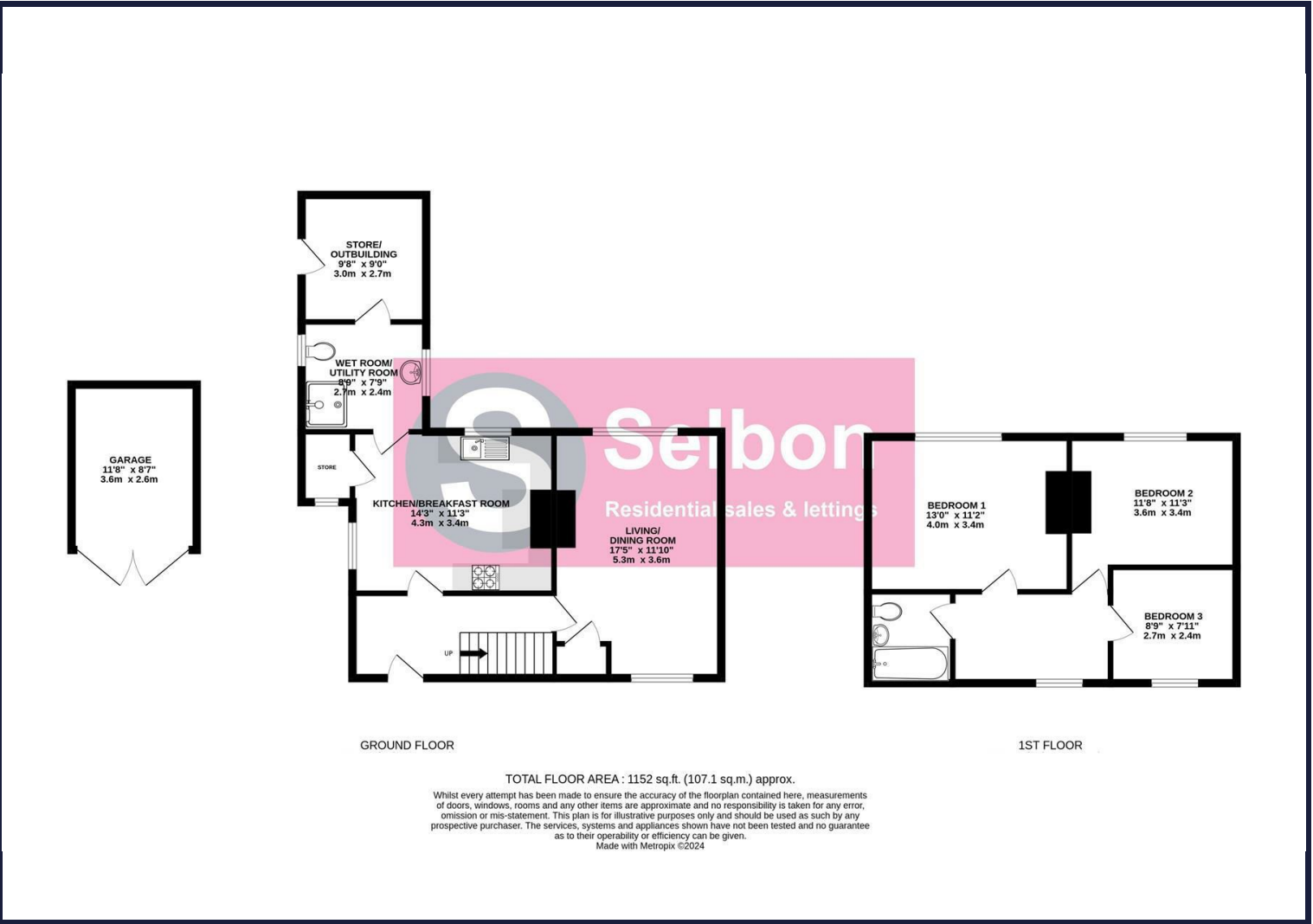








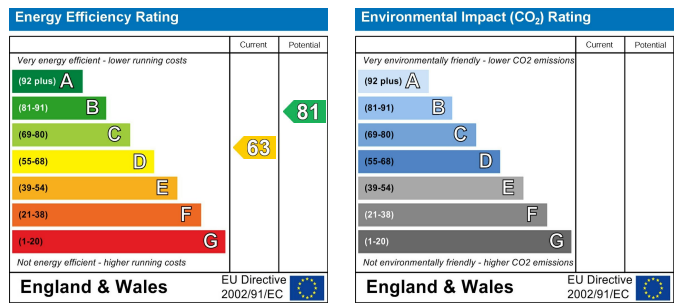
Floor Plans



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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