



Selbon

Residential sales & lettings

Cranford Avenue, Church Crookham, Fleet,
Hampshire, GU52 6QU

Offers in excess of £825,000 Freehold



01252 979300

Selbonproperty.co.uk

- Detached Bungalow
- Entrance Hall & Utility Room
- 27ft kitchen/Dining/Family Room
- Gas Radiator Heating & Double Glazed Windows
- South Facing Garden Measuring Circa 130ft
- Remodeled & Refurbished To A High Standard
- 15ft Lounge
- 4 Bedrooms, Shower Room & Bathroom
- Extensive Driveway Parking & Garage/Office
- No Onward Chain

Selbon Estate Agents are delighted to offer this detached bungalow to the market, conveniently situated in a no through road location, in the ever popular area of Church Crookham.

The current vendors acquired the home in 2016 and over the years have completely remodeled and refurbished the property, to in our opinion, a very high standard.

The brick block driveway gives access to an attractive canopied entrance, with a composite front door leading to the 23ft hallway with doors to all rooms.

To the front of the property you will find two double bedrooms, both with fitted wardrobes with the principle bedroom having access to a well appointed Jack 'n' Jill bathroom. There are two further good size bedrooms and a family shower room.

The centre piece of the home is the 27ft kitchen/dining/family room which has Bi-folding doors and 3 velux windows, giving this wonderful room, the natural light it deserves.

The bespoke kitchen boasts an excellent range of eye and base level storage cupboards and drawers, quartz work surfaces, integrated appliances including hob, warming drawer, two ovens, dish washer, larder fridge and there is a large central island housing the induction hob with storage units under and a breakfast bar. The porcelain tiled flooring reflects the natural lighting and the Bi-folding doors open up on to the patio and give views over the south facing garden.

Further benefits include gas radiator heating, double glazed windows, a brick block driveway giving off road parking for numerous vehicles with gated access to the side of the home, leading to a further area of brick block paving and the detached garage, which has been partly converted to offer an insulated office.

The south facing rear garden measures circa 130ft and has an area of porcelain patio, extensive lawn and borders, ideal for either those looking for a large family garden or the garden enthusiast.

Offered with no onward chain, we recommend a viewing to fully appreciate this fine home.











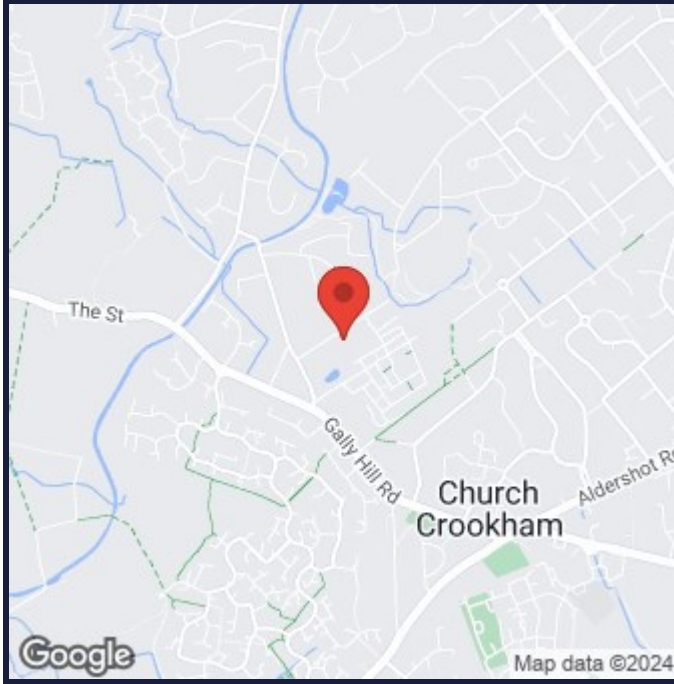
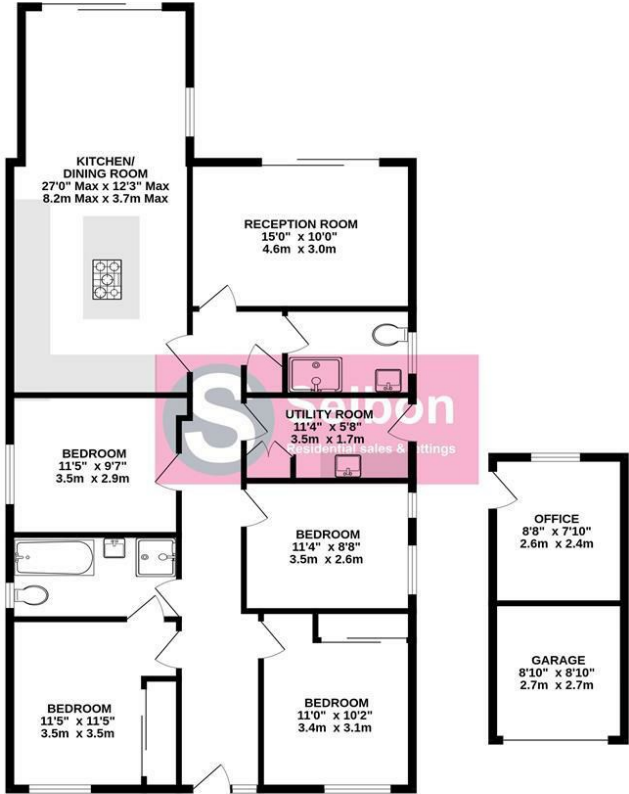






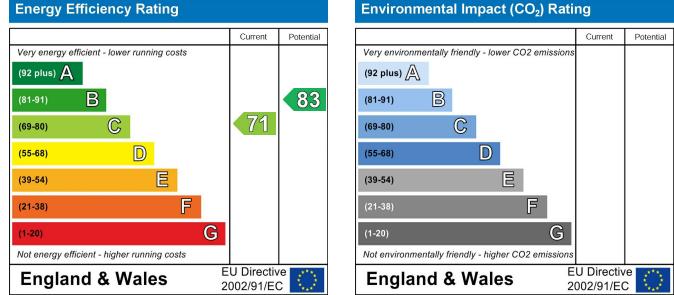
Floor Plans

Area Map



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024

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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