



**Selbon**

Residential sales & lettings

Heron Close, Church Crookham,  
Hampshire, GU52 6EF

Guide price £500,000 Freehold



**01252 979300**

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

- Semi-Detached Family Home
- Three Bedrooms
- Living Room & Dining Room
- Utility Room & Downstairs Shower Room
- Driveway Parking & Garage (Part Converted)
- Extended & Modernised
- Kitchen/Breakfast Room
- Family Room & Study
- Four Piece Family Bathroom (1st Floor)
- Close to Local Schools & Amenities

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

The property has been extended and offers versatile accommodation over two floors. Ideal for schooling the current catchment area for Heatherside Infant and Junior schools as well as Courtmoor secondary school.

On entering the property you are welcomed into a hallway with stairs to the first floor. The open plan living accommodation includes; front aspect living room, dining room which leads to the kitchen/breakfast room. Further ground floor accommodation includes a study, family room/bedroom 4, downstairs shower room and utility room.

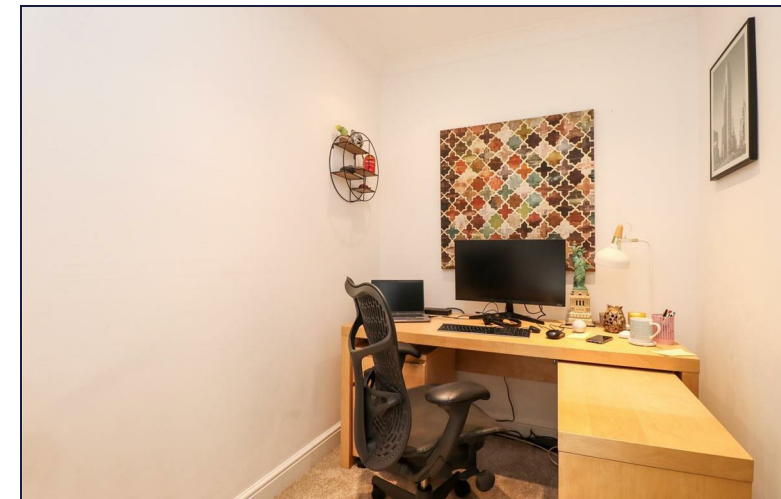
The kitchen has been re-fitted and comprises eye and base level cupboard and drawer units. Built-in appliances include; double oven, hob with extractor over and dishwasher. Inset sink with mixer tap, tiled flooring and inset spot lights.

To the first floor are three bedrooms and a family bathroom. The four piece bathroom includes; shower cubicle, panel enclosed bath, hand wash basin and W.C.

Externally the South-Westerly facing rear garden is laid to lawn with an array of planting and shrubs. Immediately to the rear of the property is a patio and further patio area at the rear of the garden.

To the front is driveway parking which leads to garage (which has been part converted to allow the utility room).

Fleet town centre is close by with an array of shops, bars and restaurants, Fleet mainline railway station and access to the M3 are also only a short distance away and there is easy access to walking, running and cycling routes including the Basingstoke Canal, Fleet Pond, Velmead Woods and Caesars Camp to name a few.















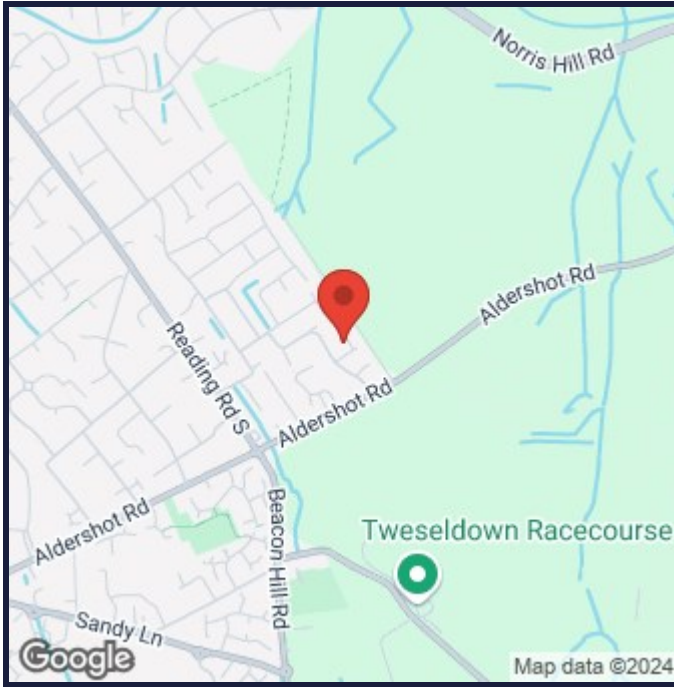




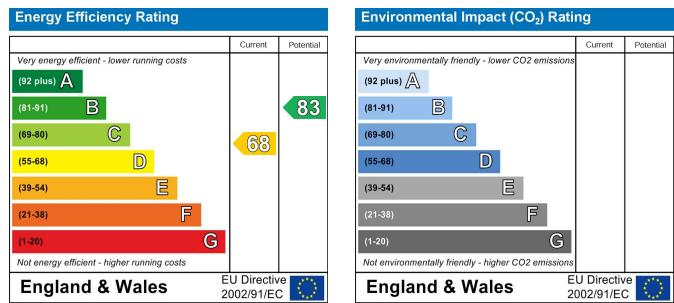
Floor Plans



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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