



Selbon

Residential sales & lettings

Heron Close, Church Crookham,
Hampshire, GU52 6EF

Offers in excess of £475,000 Freehold



01252 979300
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.

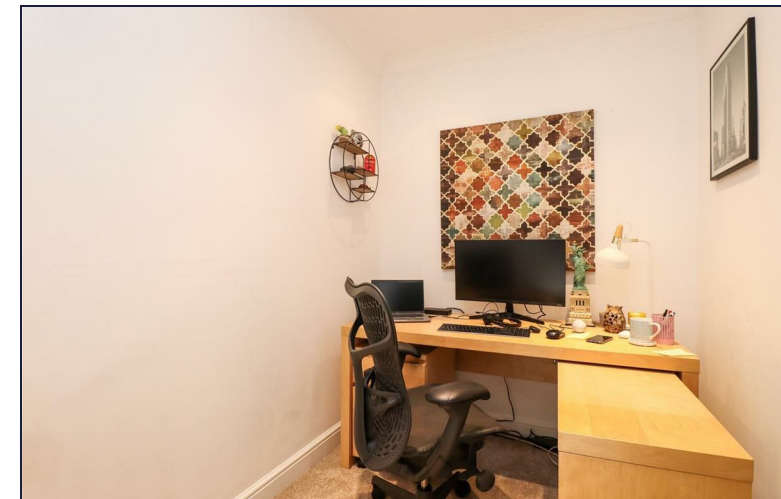
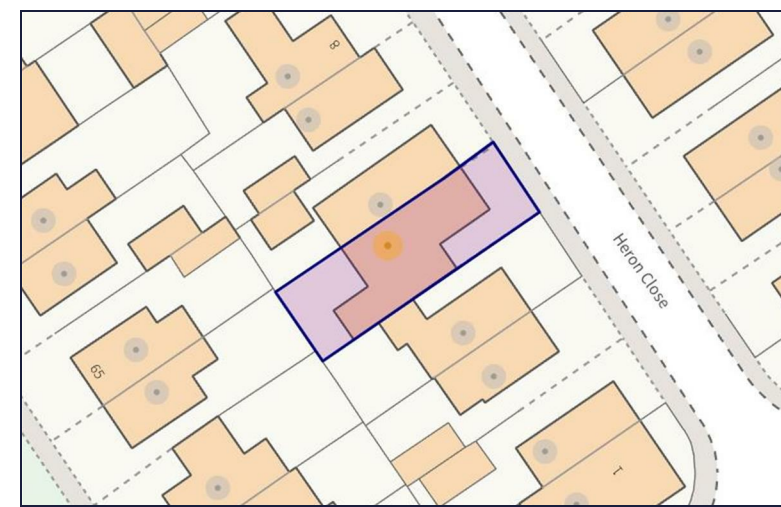
The kitchen has been re-fitted and comprises eye and base level cupboard and drawer units. Built-in appliances include; double oven, hob with extractor over and dishwasher. Inset sink with mixer tap, tiled flooring and inset spot lights.

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.









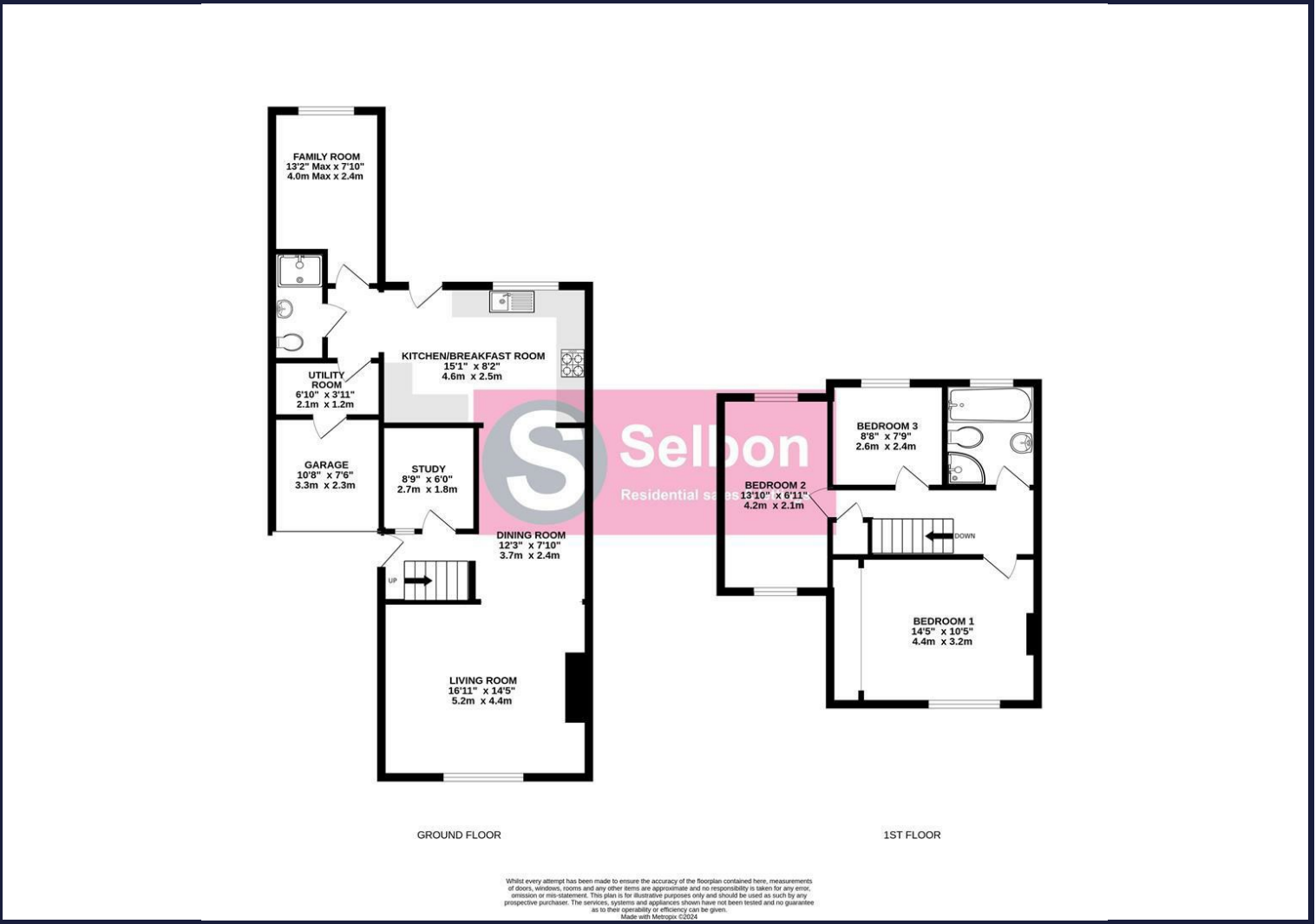




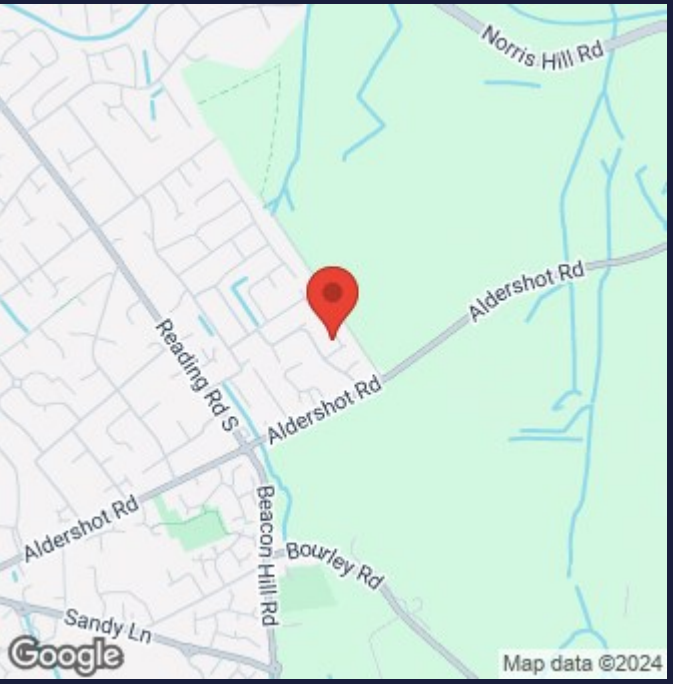




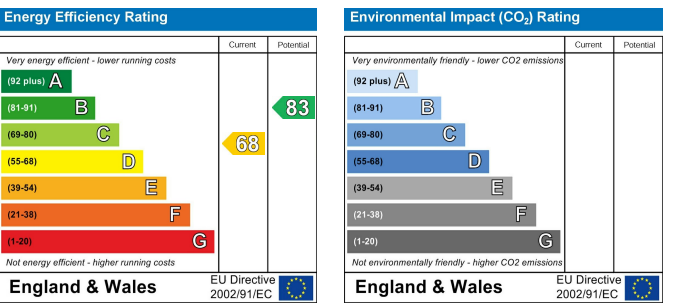
Floor Plans



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

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.

Selbon Property Services Ltd
 Registered Office, 16 Levignen Close, Church Crookham, Fleet, Hampshire, GU52 0TW
 Company Registration Number: 12108205 VAT Number: 370 7956 65
 Tel: 01252 979300 Email: sales@selbonproperty.co.uk