



**Selbon**

Residential sales & lettings

Polkerris Way, Church Crookham,  
Hampshire, GU52 8UJ

Offers over £500,000 Freehold



**01252 979300**  
Selbonproperty.co.uk



- Detached Family Home
- L-Shaped Living/Dining Room
- Study & Cloakroom
- Easterly Facing Rear Garden
- Cul-De-Sac Location
- Four Bedrooms
- Re-Fitted Kitchen
- Family Bathroom
- Driveway Parking & 32ft. Garage
- Close to Local Schools & Amenities

Selbon Estate Agents are delighted to offer to the market this four bedroom detached family home situated in a cul-de-sac location within Church Crookham.

The property is ideally placed for locals schools and is currently in the catchment area for Tweseldown Infant school, Church Crookham Junior school and Court Moor Secondary school.

On entering the property you are welcomed into a reception hallway with stairs to first floor with storage below. The principle accommodation includes an l-shaped living/dining room with dual aspect windows and patio doors to the rear garden, a front aspect study, kitchen and cloakroom.

The re-fitted kitchen comprises; eye and base level cupboard and drawer units under a wood effect roll-top work surface. Inset sink with mixer tap, built-in dishwasher, oven, hob and extractor over. Space and plumbing for washing machine, built-in wine rack, rear aspect window and door leading to the side of the property.

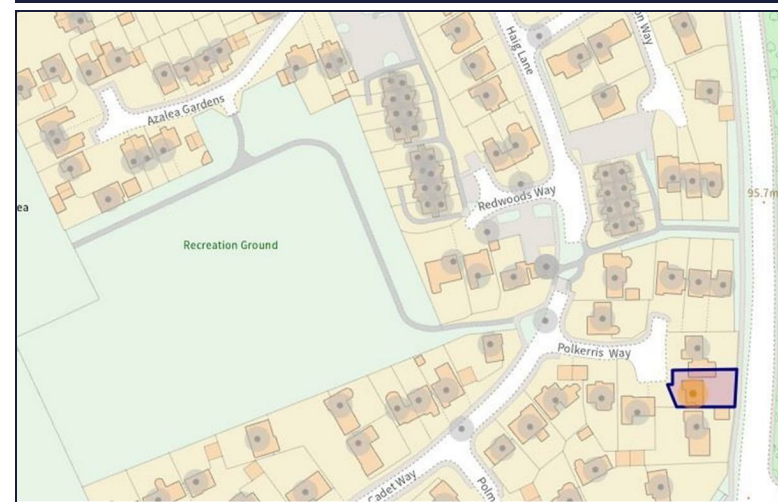
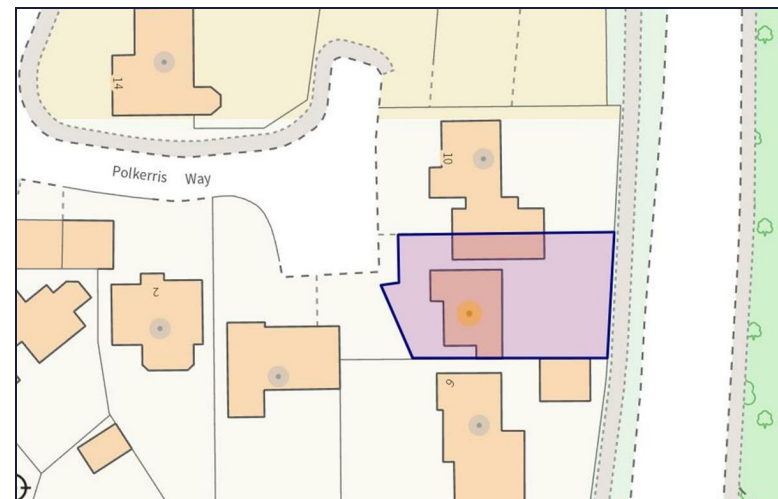
To the first floor are four bedrooms (three of which are doubles) and a family bathroom. The bathroom comprises; p-shaped bath with shower over, hand wash basin and W.C.

Externally the mature rear garden measures approximately 40ft. in width by 35ft. in depth and is predominately laid to lawn with evergreen borders and timber fencing. Immediately to the rear of the property is a decked area with access from the living room.

To the front is a further area of lawn with evergreen planting. Driveway provides off-street parking and leads to the garage.

The tandem garage measures 32ft. in length and could be converted to office space/garden room if required.

Fleet town centre is a short drive with an array of shops, bars and restaurants, Fleet mainline railway station and access to the M3 are a short drive away and there is easy access to walking, running and cycling routes including Azalea Park which is a stones throw from the property as well as Caesars Camp, Peter drive sports facilities to name a few.





















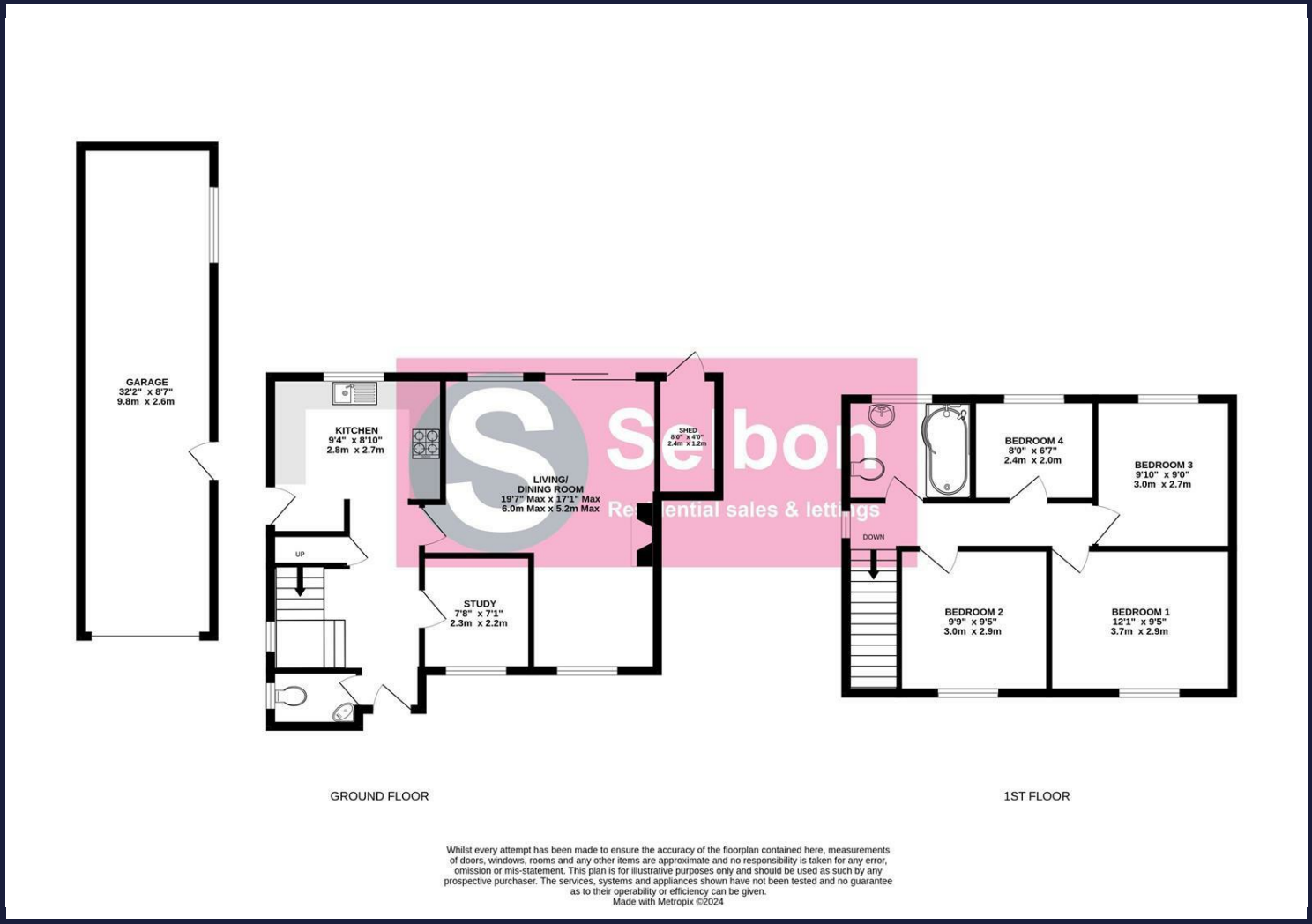








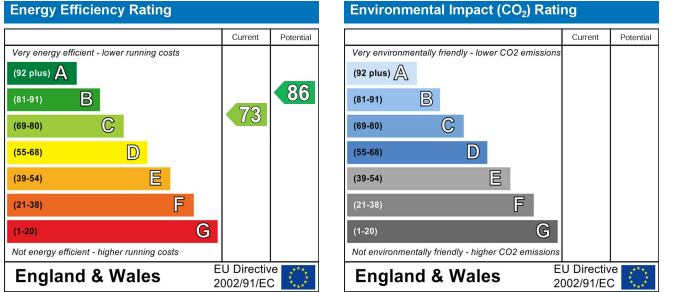
Floor Plans



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

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Council Tax Band: E