



**S Selbon**  
01252 979300  
Selbonproperty.co.uk  
For Sale



**Selbon**

Residential sales & lettings

Award Road, Church Crookham, Fleet,  
, GU52 6HQ

Offers over £500,000 Freehold



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- Link-Detached Bungalow
- Living Room
- Family Bathroom
- Driveway Parking & Garage
- Close to Local Schools & Amenities
- Three Bedrooms
- Kitchen/Breakfast Room
- Rear Garden Measuring In Excess of 115ft.
- Planning Permission in Place
- No Onward Chain

Selbon Estate Agents are delighted to offer to the market, this three bedroom link detached bungalow, conveniently located in this non-estate location, in Church Crookham.

The deceptively spacious property is ideal for someone looking to add their own touch to a home as well as having scope for additional development. Planning permission has been applied for and approved for a loft conversion, increasing the size of the property from 874 sq.ft to circa 1417 sq.ft.

The current school catchment area includes: Heatherside Infant & Junior schools as well as Courtmoor Secondary school.

On entering the property you are welcomed into a reception hallway with doors to all rooms. The accommodation comprises; dual aspect living room, kitchen/breakfast room, small utility room, three bedrooms and a family bathroom.

The kitchen is fitted with eye and base level cupboard and drawer units with inset sink. Space for white goods, cooker, hob with extractor over and door to the rear garden.

Further benefits include gas radiator heating with a replacement boiler, double glazed windows, a rear garden measuring in excess of 115ft. in length and is predominately laid to lawn with patio area, a front garden, driveway parking for several vehicles which leads to a garage with up and over door.

Fleet town centre is a short drive with an array of shops, bars and restaurants. There is easy access to walking, running and cycling routes including Velmead woods, Basingbourne Woods and the Basingstoke canal to name a few. Fleet mainline railway station and access to the M3 are a short drive away.

Current Planning Permission can be viewed via Hart Council Planning Portal.

[www.publicaccess.hart.gov.uk/online-applications/](http://www.publicaccess.hart.gov.uk/online-applications/)  
Reference No: 24/00694/LDC

Proposed for a single storey rear extension, hip to gable roof extension, 2 dormers, window alterations, roof lights, tile hanging, internal alterations; partial garage conversion.

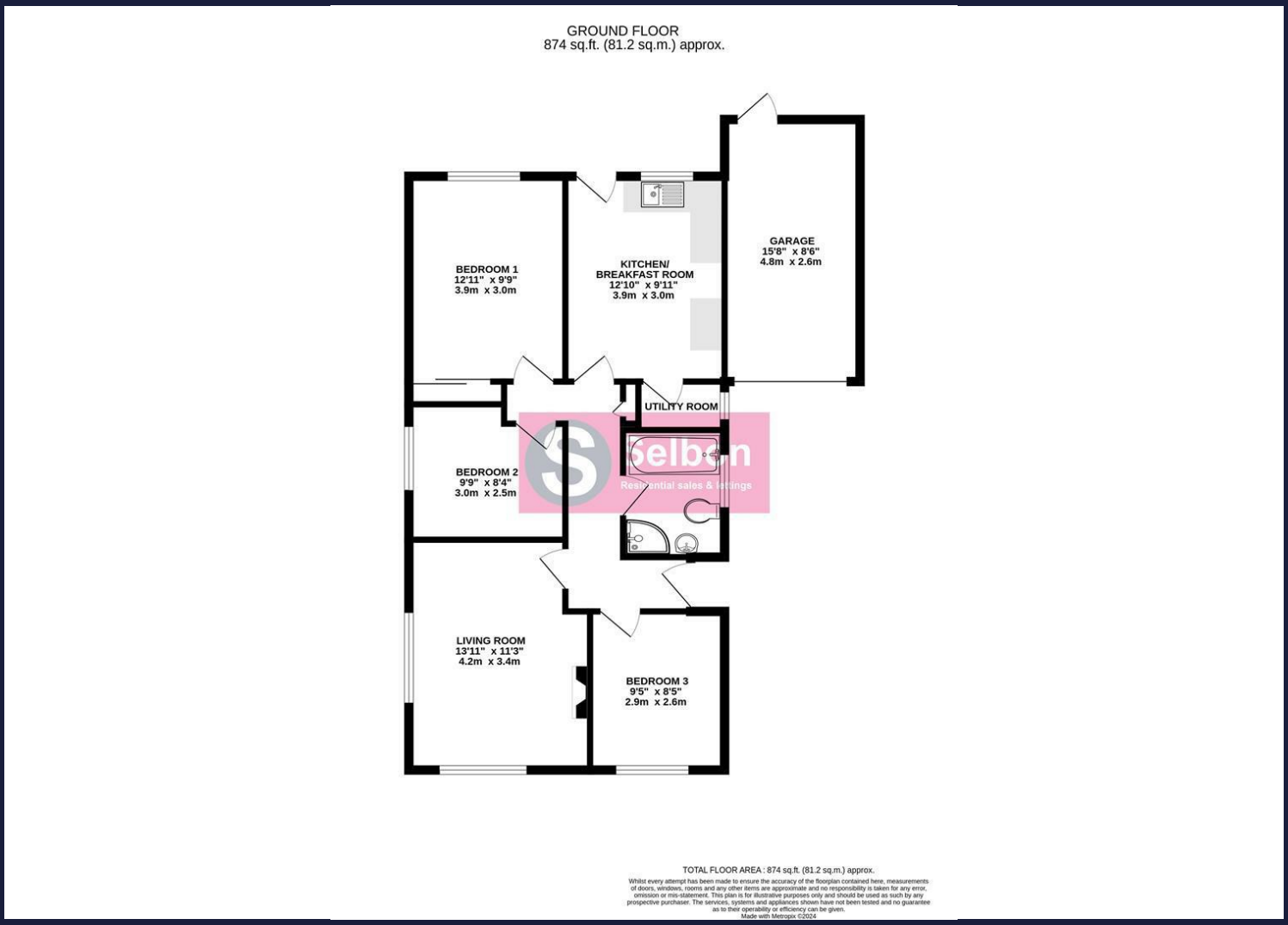
Offered with no onward chain, viewings are recommended.



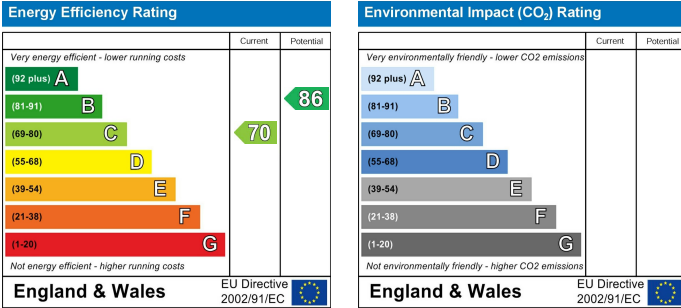


Floor Plans

Area Map



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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