



**Selbon**

Residential sales & lettings

Grove Road, Church Crookham,  
Hampshire, GU52 6DX

Offers over £600,000 Freehold



**01252 979300**  
Selbonproperty.co.uk

- Detached Bungalow
- Four Bedrooms
- Kitchen & Sitting Room
- Vast Loft Space
- Driveway Parking & Garage
- Potential to Extend (S.T.P.P)
- Living Room/ Dining Room
- Family Bathroom
- 0.2 Acre Overall Plot
- Close to Local Schools & Amenities

Selbon Estate Agents are delighted to offer to the market this four bedroom detached bungalow built in 1971 by the current owners, that has huge potential to extend, subject to usual planning permissions.

The property occupies a mature plot that measures approximately 0.2 of an acre. The rear garden is larger than the average for the area, with a further area of lawn sweeping behind the neighbouring property.

The property is currently in the catchment area for both Heatherside Infant and Junior schools and Court Moor Secondary school.

On entering the property you are welcomed into a reception hallway with hatch giving access to a vast loft space (which could also be extended into S.T.P.P).

The principle accommodation includes; four bedrooms, fitted kitchen, 23ft. living/dining room with French doors to the rear garden, a further sitting room and a family bathroom.

Of particular note is the mature rear garden that is predominately laid to lawn with an array of evergreen borders. Area of hard standing for shed. The garden spans around the neighbouring property as well as having a parcel of land to the side as well.

To the front is a further area of lawn enclosed by fencing. Driveway provides off-street parking and leads to detached garage with up and over door.

The property is approximately 1.5 miles distant from the town centre and for the commuter Fleet mainline train station, with trains to London Waterloo in under 40 minutes is approximately 2.7 miles distant.

For those seeking the outdoor life, Velmead Woods, Tweseldown, Fleet pond and the Basingstoke canal are all close by, offering a wealth of beautiful walking, running and cycling routes. Fleet town centre with an array of shops, bars and restaurants and the mainline railway station are a short drive away and there are excellent road links including the M3 & A3 giving access to many local towns and village.













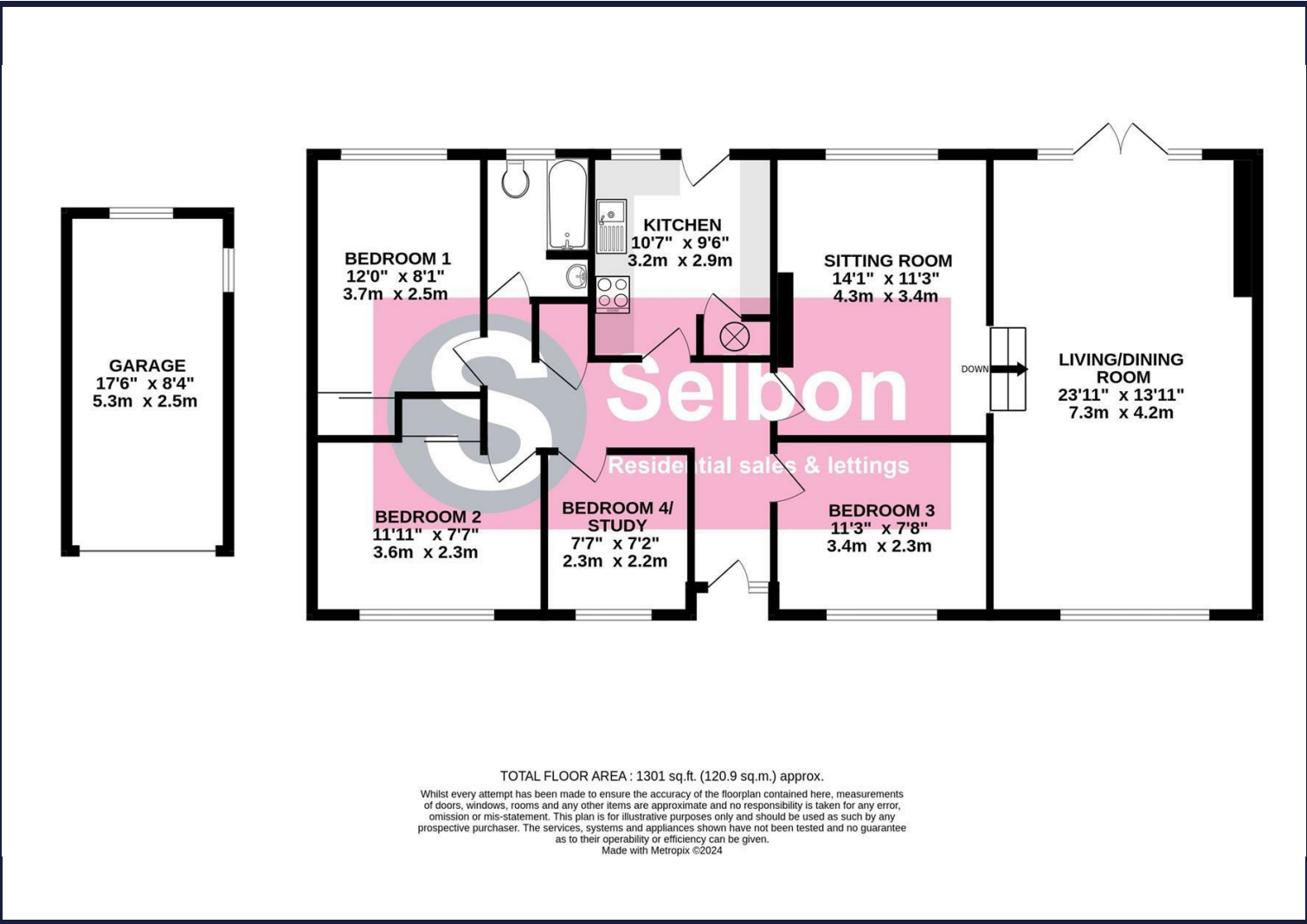




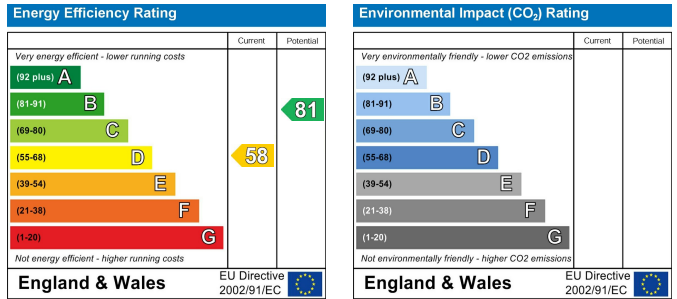


Floor Plans

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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