



# Selbon

Residential sales & lettings

New Road, Church Crookham, Fleet,  
Hampshire, GU52 6BH

Offers in excess of £425,000 Freehold

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**01252 979300**

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- Extended Older Style Terrace
- Lounge/Dining Room With Feature Fireplace
- 3 Bedrooms & Cot Room/Study (Bed 3 In Loft Conversion)
- Family Bathroom
- Enclosed Rear Garden
- Entrance Hall & Cloakroom
- 10ft Kitchen
- Paddle Staircase to 2 Further Rooms (Including Bed 3)
- Gas Radiator Heating & Double Glazed Windows
- Close To Shops & Schools

Selbon Estate Agents are delighted to offer the opportunity to acquire this deceptively spacious, terraced family home, which is conveniently located in Church Crookham, close to local shops and other amenities.

The property has been extended and much improved over the years to offer open plan family living with the property retaining character and features including open fireplaces.

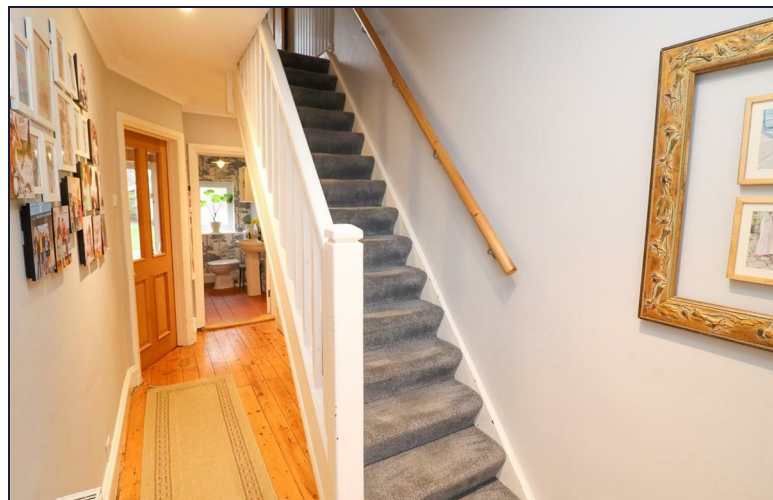
The home is accessed via a path through the front garden leading to a covered entrance with quarry tiled steps with a double glazed front door leading to the entrance hall with stairs to the first floor landing, doors to the lounge/dining room and the downstairs cloakroom.

The spacious open plan lounge/dining room has a front aspect double glazed bay window and a feature open fireplace in the lounge area and the dining area has fitted storage cupboards and shelving, double glazed French doors to the rear garden and a door leading to the refitted kitchen, which has a range of cupboard and drawer units, fitted oven, hob and cooker hood as well as a double glazed door leading to the garden.

The first floor landing gives access to the main bedroom, bedroom 2, a cot room/study and the family bathroom. There are paddle style stairs (steep) leading to bedroom 3 and a further room currently being used as an office. The previous vendors had advised us that they had quotes for a traditional staircase to be built off the landing, to create a more traditional access to the 3rd bedroom.

Further benefits include gas radiator heating, double glazed windows, an enclosed front garden and an enclosed north easterly facing rear garden with gated rear access.

Church Crookham has local shops and is in the catchment area for the popular Heatherside and Courtmoor schools. Fleet town centre, mainline railway station, M3 motorway, hart leisure centre, the Basingstoke canal are all within easy reach with a wealth of walking and cycling routes including the Edenbrook nature reserve all close by.















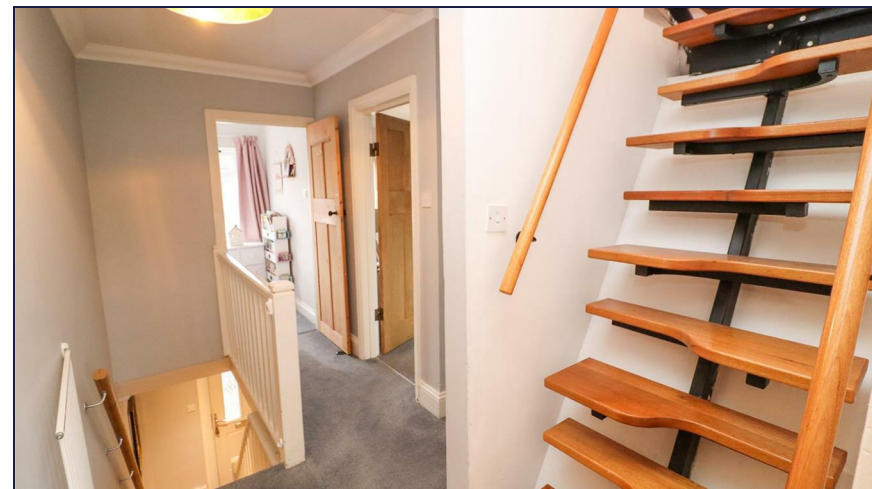










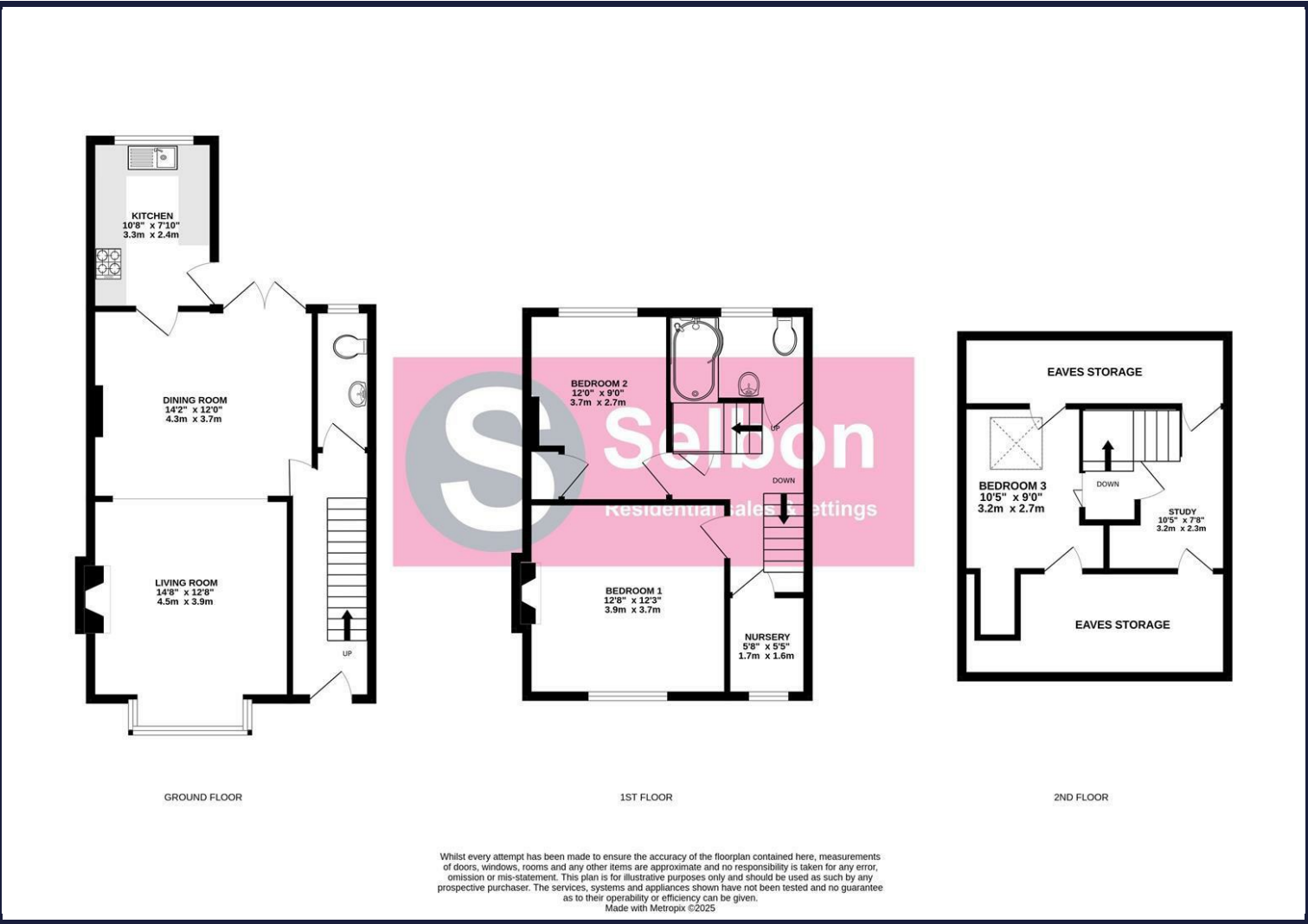








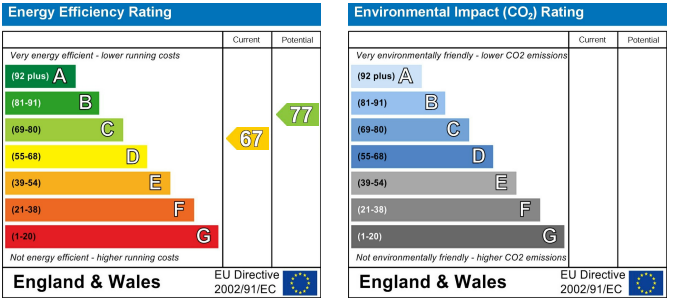
## Floor Plans



## 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:

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