



Selbon

Residential sales & lettings

Compton Road, Church Crookham, Fleet,
Hampshire, GU52 6JF

Offers in excess of £575,000 Freehold



01252 979300
Selbonproperty.co.uk

- Detached Family Home
- 3 Reception Rooms & Conservatory
- 4 Double Bedrooms
- Gas Radiator Heating & Solar Panels
- Driveway Parking For Several Vehicles
- Entrance Hall & Cloakroom
- Kitchen
- Family Bathroom
- Double Glazed Windows
- Circa 90ft Rear Garden

Selbon Estate Agents are delighted to offer this deceptively spacious detached family home to the market, conveniently located in the ever popular area of Church Crookham.

The home has been owned by the current vendors since 1998 and over the years the property has been subject to re-modeling with a garage conversion, extension with the addition of a conservatory, as well as modernisation, including a replacement boiler and radiators, bathroom & en suite, double glazed windows and solar panels.

Accessed via the driveway, there are two entrances, a front door leading to an entrance porch with a door to the living room and a covered area to the side of the property with a door leading to an entrance hall, where the stairs to the first floor landing and doors to the living room, study, cloakroom, kitchen and dining room can be found.

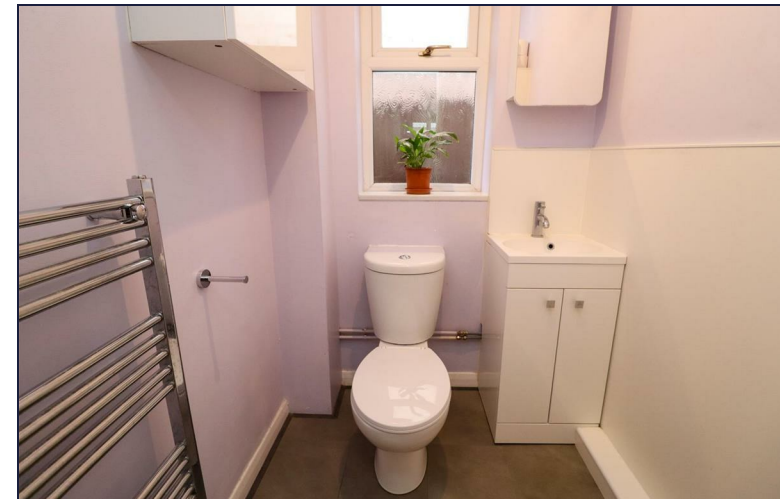
The spacious 21ft front aspect living room has been created by the conversion of the garage, there is 7ft study, 11ft fitted kitchen with work surfaces, ample storage units, some integrated appliances, space for a small table and chairs and a door leading to the rear garden. There is an 11ft dining room with a door leading to a 14ft conservatory with under floor heating, radiators and double glazed French doors to the rear garden.

The first floor landing has a vent providing fresh air flow, doors leading to the main bedroom with fitted wardrobes and an en suite shower room, three further double bedrooms (all with fitted wardrobes) and a refitted family bathroom with a white suite.

Further benefits include gas radiator heating, double glazed windows, solar panels, driveway parking for several cars with an electric car charging point and a southerly facing 90ft rear garden.

The property sits in the catchment area of many of Fleet's sought after schools including Heatherside and Courtmoor, local shops including a cafe, newsagents, Tesco express and a fish and chips shop, are all within close proximity.

An early viewing is recommended.





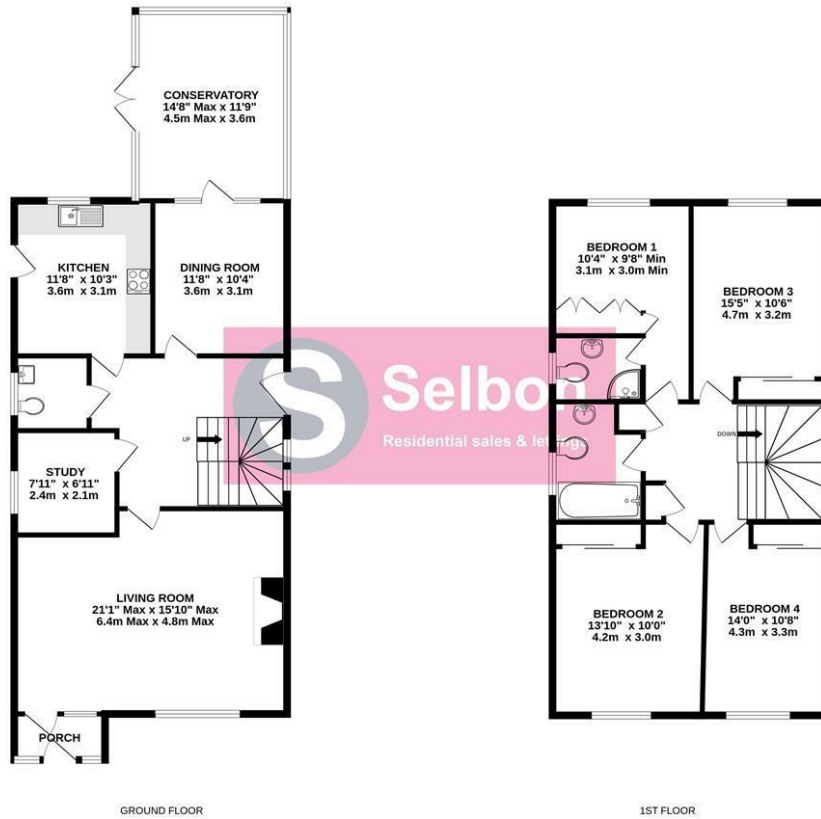








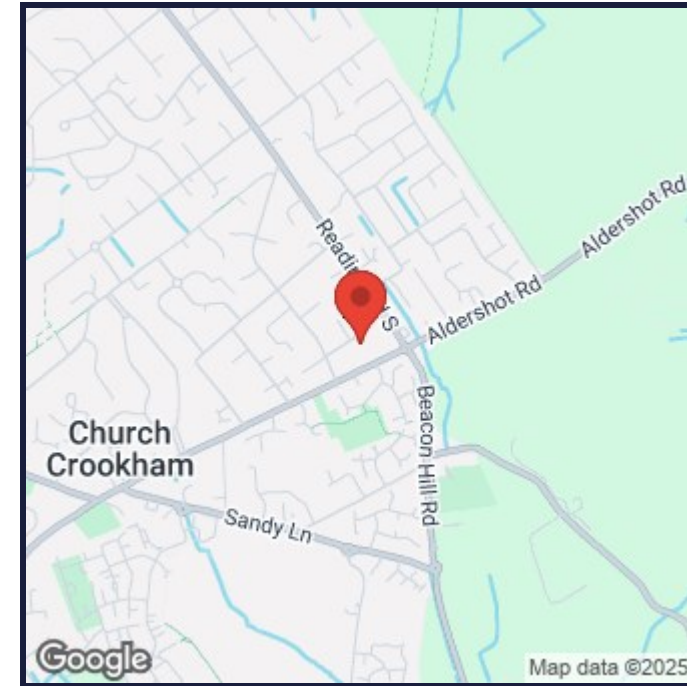
Floor Plans



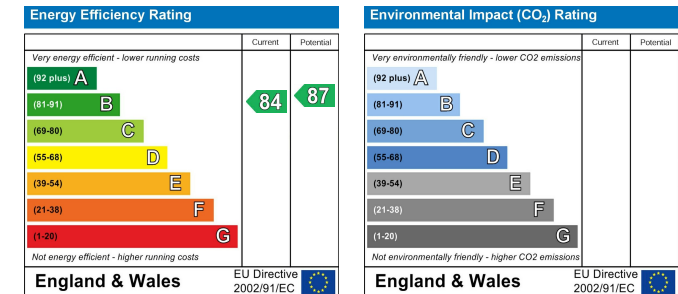
TOTAL FLOOR AREA: 1858 sq.ft. (172.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metacore 2022.

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: F

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