



**Selbon**

Residential sales & lettings

Oaken Copse, Church Crookham,  
Hampshire, GU52 8DL

Guide price £350,000 Freehold



**01252 979300**

[Selbonproperty.co.uk](http://Selbonproperty.co.uk)



- Two Bedroom House
- Modern Re-Fitted Kitchen
- Bathroom With White Suite
- Driveway Parking & Garage
- Close to Local Schools & Amenities
- Open Plan Living Accommodation
- Living/Dining Room
- Enclosed South Facing Garden
- Cul-De-Sac Location
- Gas Central Heating & Double Glazed Windows

Selbon Estate Agents are delighted to offer to the market this immaculately presented two bedroom house, situated at the end of the cul-de-sac in this sought-after location in Church Crookham.

This beautiful cluster home has the added benefit of a private garden, driveway parking and a garage.

On entering the property you are welcomed into a small hallway with cupboard housing boiler and opening to the living accommodation.

The open plan living/dining/kitchen room is a fantastic open space, ideal for entertaining. The re-fitted kitchen comprises; cupboard and drawer units under a roll top work surface. Inset sink, built-in double oven, hob and extractor over, built-in dishwasher and fridge (with small freezer compartment), space for washing machine. Further benefits include inset spot lights and French doors to the rear garden.

To the first floor are two bedrooms and a family bathroom. Bedroom one has a built-in wardrobe and additional bulk head storage. The bathroom is fitted with a white suite comprising; panel enclosed bath with shower over, hand wash basin and low level W.C.

Externally the Southerly facing rear garden is L-shaped and is laid to lawn with an array of planting, shrubs and trees. Immediately to the rear of the property is a large decked area, ideal for entertaining and built-in electric sun awning over. There are also doors to garage which are access from the rear garden.

The property offers driveway parking which leads to a garage with electric roller door.

The location is excellent for local schooling and is currently in the catchment area for Tweseldown Infant school, Church Crookham Junior school and Courtmoor Secondary school.

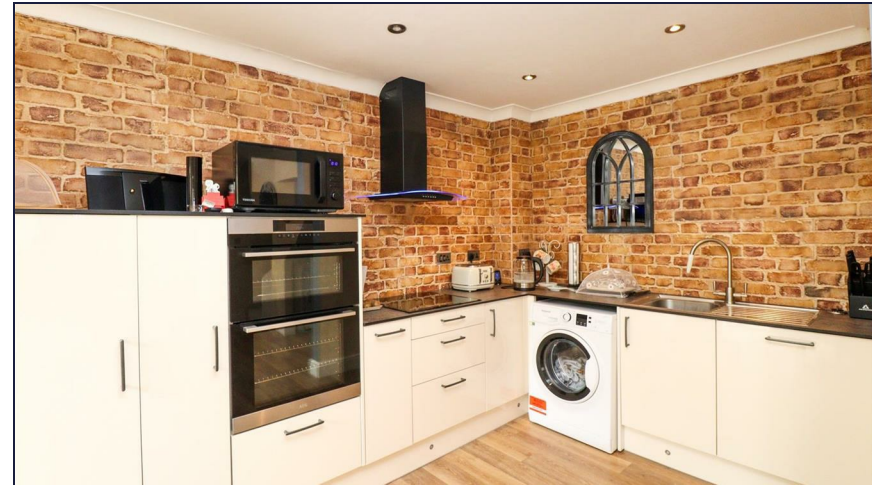
The property is located within close proximity of local shops. Fleet town centre, railway station and access to the M3 are a short drive away and there is easy access to walking, running and cycling routes including, Caesars Camp, Crookham Park SANGS land and the Basingstoke canal to name a few.















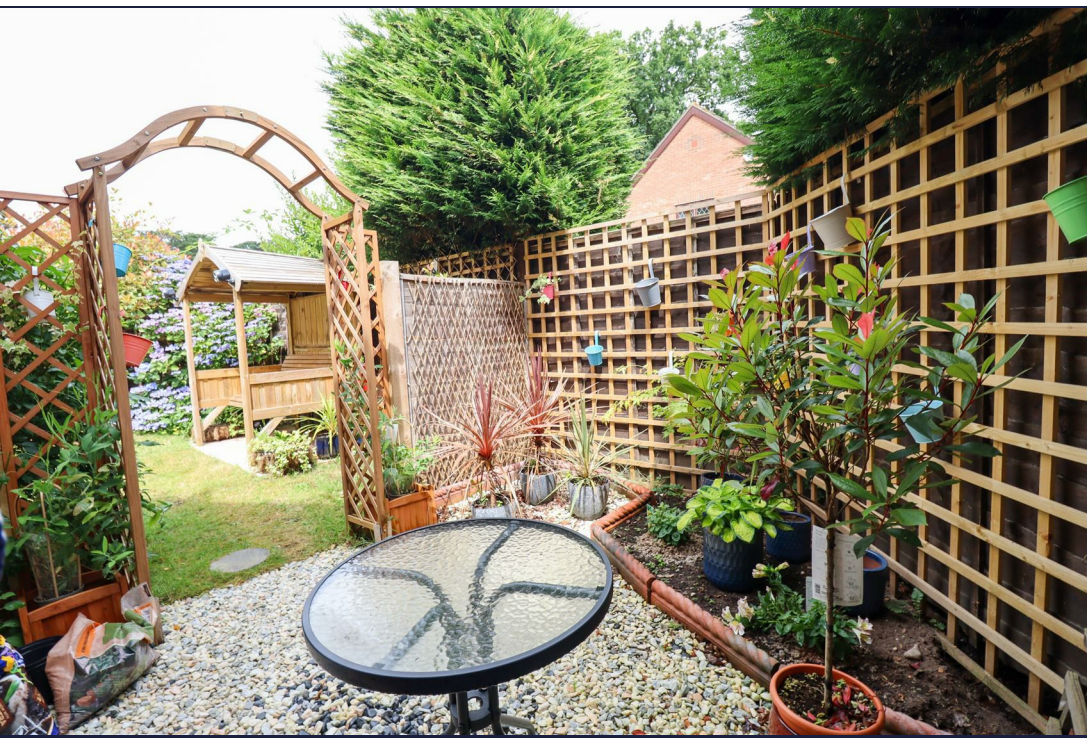






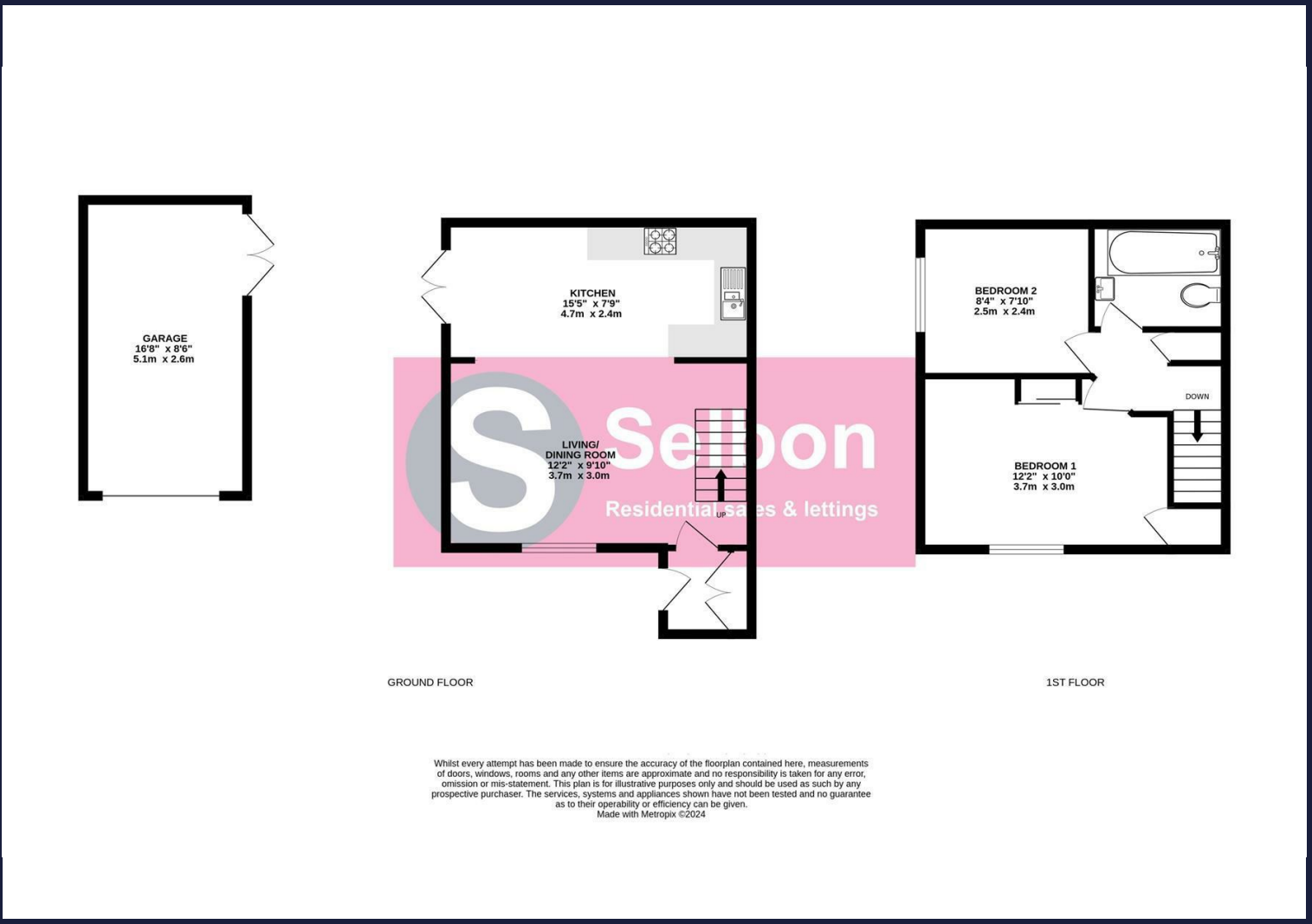








Floor Plans



Viewing

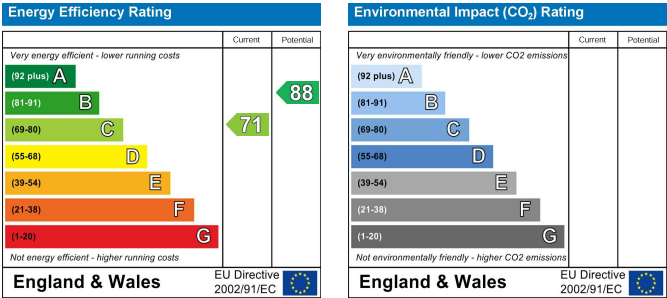
For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

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Area Map



Energy Performance Graph



Council Tax Band: C