



**Selbon**  
Residential sales & lettings

Award Road, Church Crookham, Fleet,  
Hampshire, GU52 6HG  
Offers in excess of £585,000 Freehold

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**01252 979300**  
[Selbonproperty.co.uk](http://Selbonproperty.co.uk)

- Semi Detached Chalet Style Home
- 33ft Long Lounge/Kitchen
- Bedroom & Shower Room (Ground Floor)
- Gas Radiator Heating & Double Glazed Windows
- Enclosed Front Garden (Potential Driveway)
- Entrance Hall & Cloakroom
- Home Office/Bedroom 3 (Ground Floor)
- Bedroom & En Suite (First Floor)
- Enclosed Rear Garden
- Must Be Viewed

The property has unexpectedly come re-available.

Selbon Estate Agents are delighted to offer this deceptively spacious, extended semi-detached chalet style home to the market, situated in the ever popular Church Crookham area of Fleet, close to local shops and in the catchment area of the much sought after Heatherside & Courtmoor schools.

Having been thoughtfully extended and modernised over the years to offer modern contemporary accommodation, spread over two floors.

The property enjoys a high degree of privacy to the front and rear, the current vendors don't own a car and elected to screen off the driveway with hedging. However, there is a dropped kerb and it would be very easy to re-instate the driveway and off road parking, in addition to on-street parking

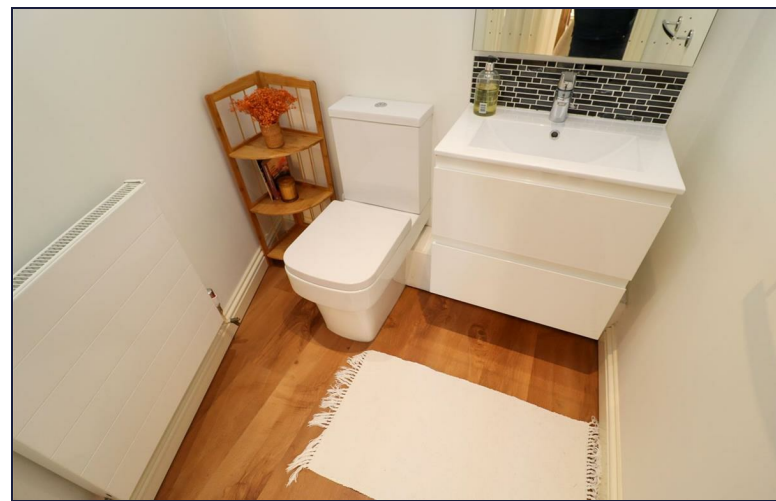
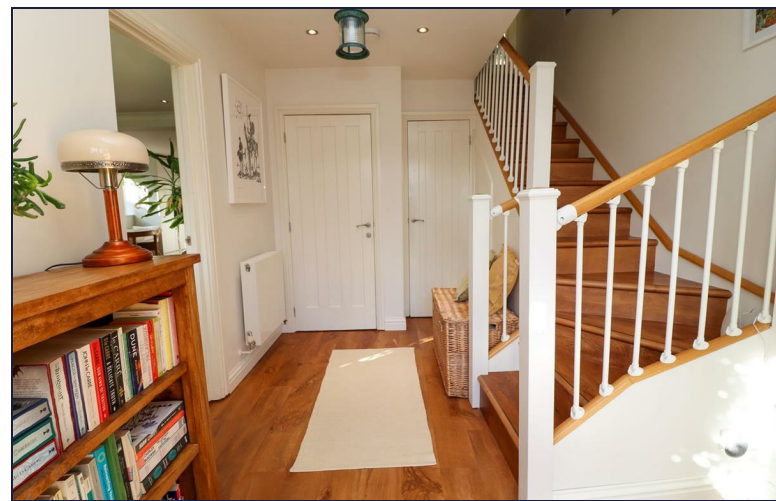
The front door leading to a bright and airy hallway with stairs to the first floor landing and doors giving access to the cloakroom with a modern white suite, an office/bedroom 3 which has been created by the conversion of the garage, as well as the centre piece of the home, the 33ft long lounge/kitchen.

The kitchen has been refitted to a high standard with ample work surfaces, storage units, an island with breakfast bar, double glazed French doors to the garden and a door leading to an inner hall way, leading to a double bedroom with fitted wardrobes, an en suite shower room and Bi-Folding doors to the rear garden.

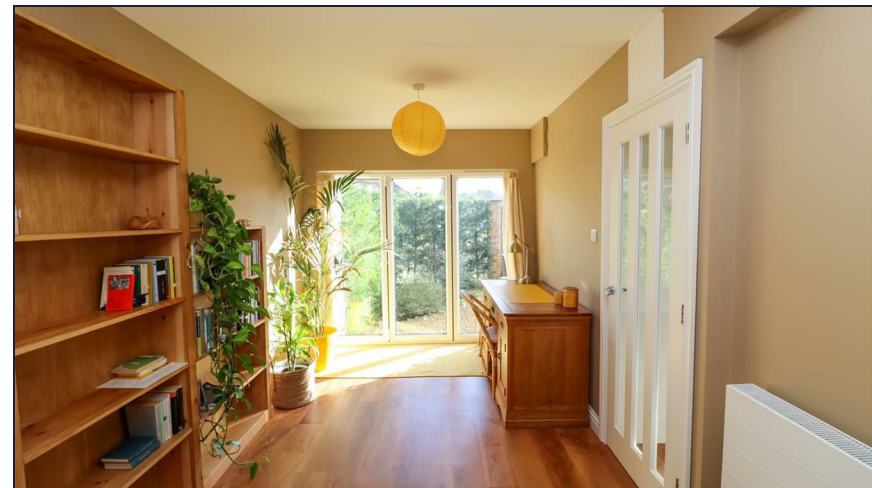
The first floor landing gives access to another double bedroom with an en suite shower room, which in turn has a door to an area of loft which is boarded, which houses the combination boiler and offers ample storage.

Further benefits include gas radiator heating, double glazed windows, a rear garden with an area of decking and lawn, benefitting from a high degree of privacy.

The home enjoys easy access to Fleet town centre with an array of shops, bars and restaurants, Fleet mainline railway station (Waterloo line) as well as many walking routes.



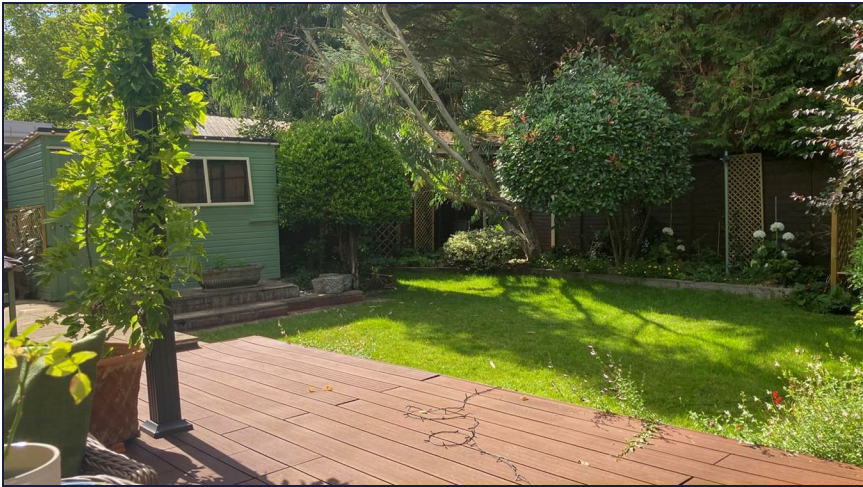






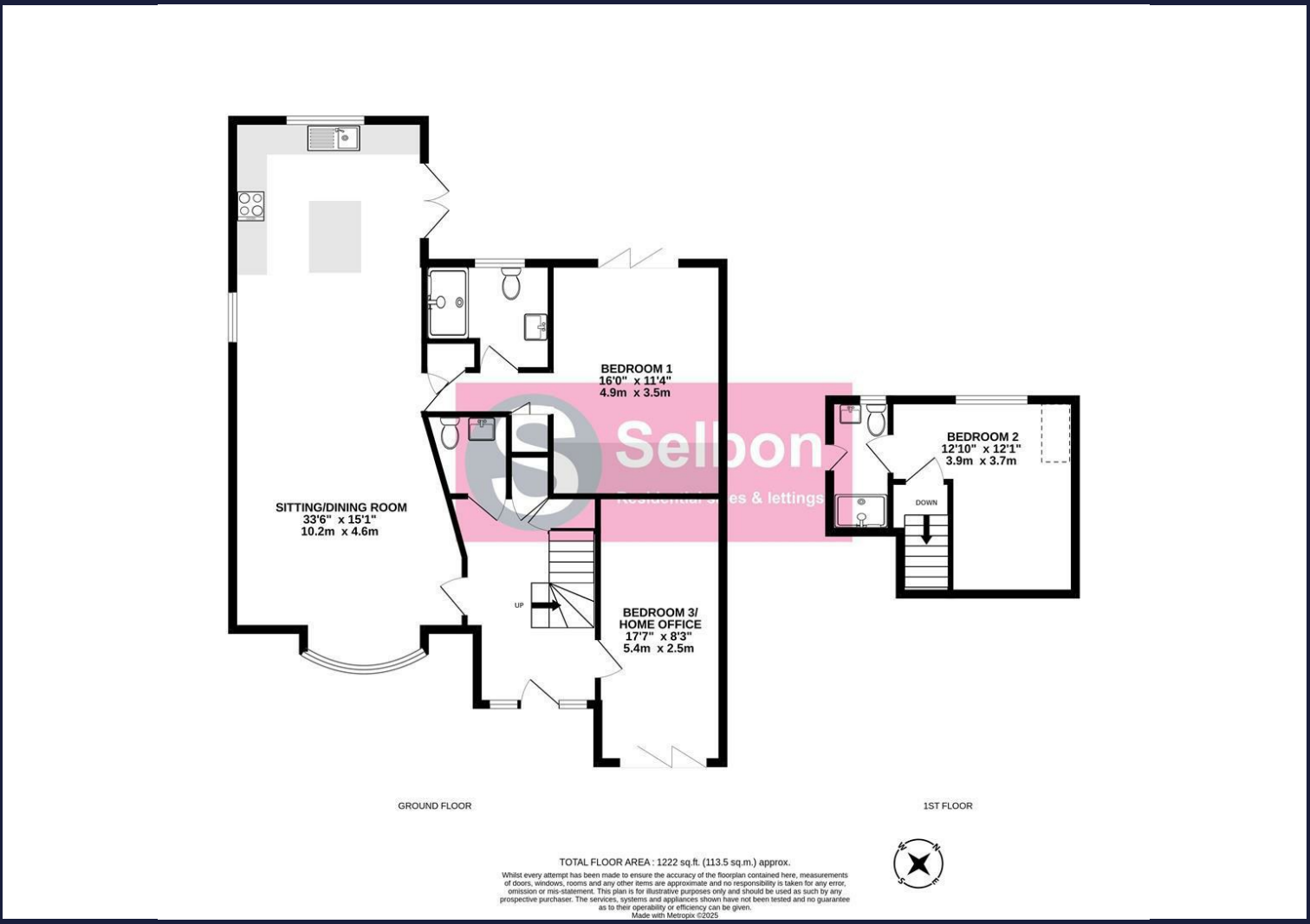








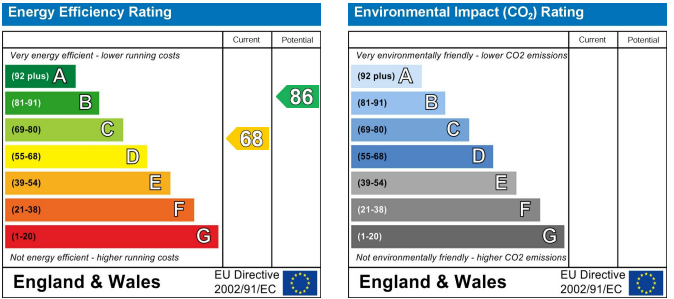
Floor Plans



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: D

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