



**Selbon**

Residential sales & lettings

Ryebeck Road, Church Crookham,  
Hampshire, GU52 6HP

Offers in excess of £525,000 Freehold



**01252 979300**

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



- Extended Semi Detached Home
- Lounge & Dining/Family Room
- 3 Bedrooms & Family Bathroom
- Enclosed Rear Garden
- Scope For Further Development (STPP)
- Entrance Hall & Shower Room
- Refitted Kitchen/Breakfast
- Double Glazed Windows & Gas Radiator Heating
- Driveway Parking & Space For Garage (STPP)
- Must Be Viewed

Selbon Estate Agents are delighted to offer this deceptively spacious, semi detached family home, to the market, situated in a cul-de-sac, in Church Crookham.

Having been, extended, re-modelled and refurbished over the years, the home offers modern and versatile living accommodation, ideal for a growing family or those looking to downsize.

The property is accessed over the driveway with steps leading to the double glazed front door, which in turn leads to the entrance hall. The entrance has stairs to the first floor landing with doors to the bay fronted lounge, kitchen/family room and a downstairs shower room.

The modern shower room has a white suite, the 13ft bay fronted lounge is the perfect size for a snug type environment with the extended 19ft family/dining room, offering more flexible options, including a family or play area with double glazed French doors to the rear garden.

The centre piece of the home is the extended and refitted 20ft kitchen/breakfast/dining room which offers ample work surfaces, storage units and some integrated appliances, as well as further storage areas under the stairs and double glazed French doors to the rear garden, as well as open plan access to the family room/study.

The first floor landing gives access to the loft and there is a storage cupboard part way up the stairs housing the boiler, there are doors leading to 3 generous sized bedrooms and a refitted bathroom with a white suite.

The property further benefits from gas central heating, double glazed windows, off road parking for several cars with space for a garage (Planning Permission in Place) and a larger than average plot with a front garden laid to lawn and an enclosed north easterly facing rear garden.

The property is located close to local shops and is in the catchment area for Fleet's sought after schools, the town centre with an array of shops, bars and restaurants as well as Fleet's mainline railway station are a short distance away.







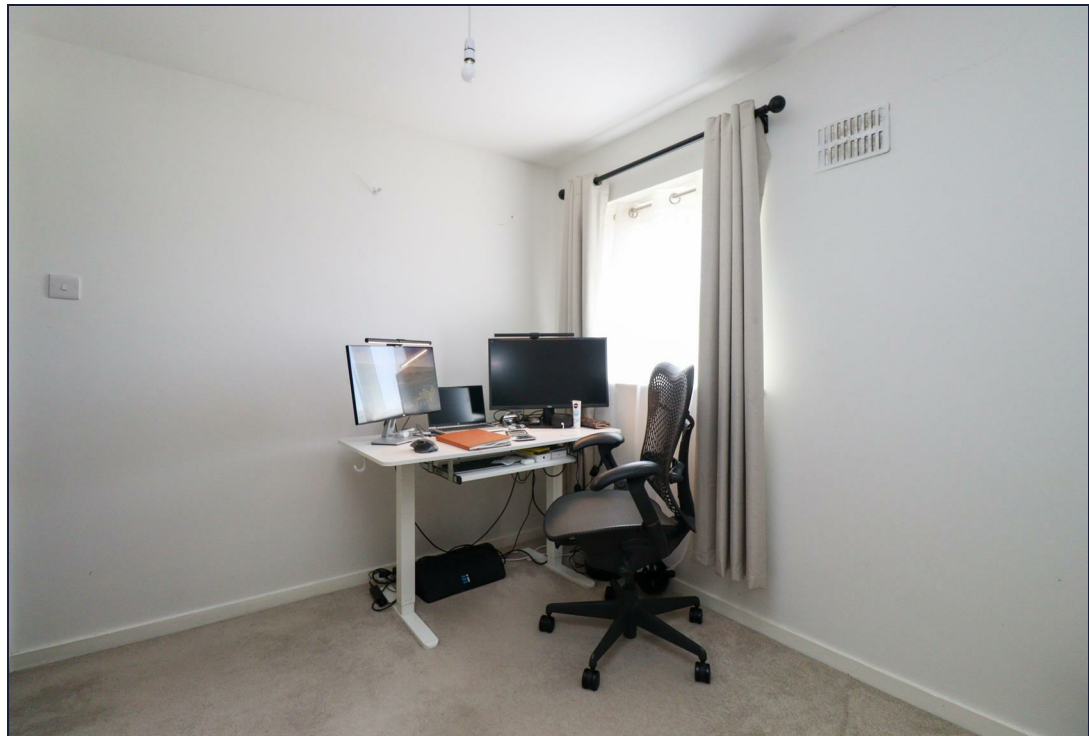


















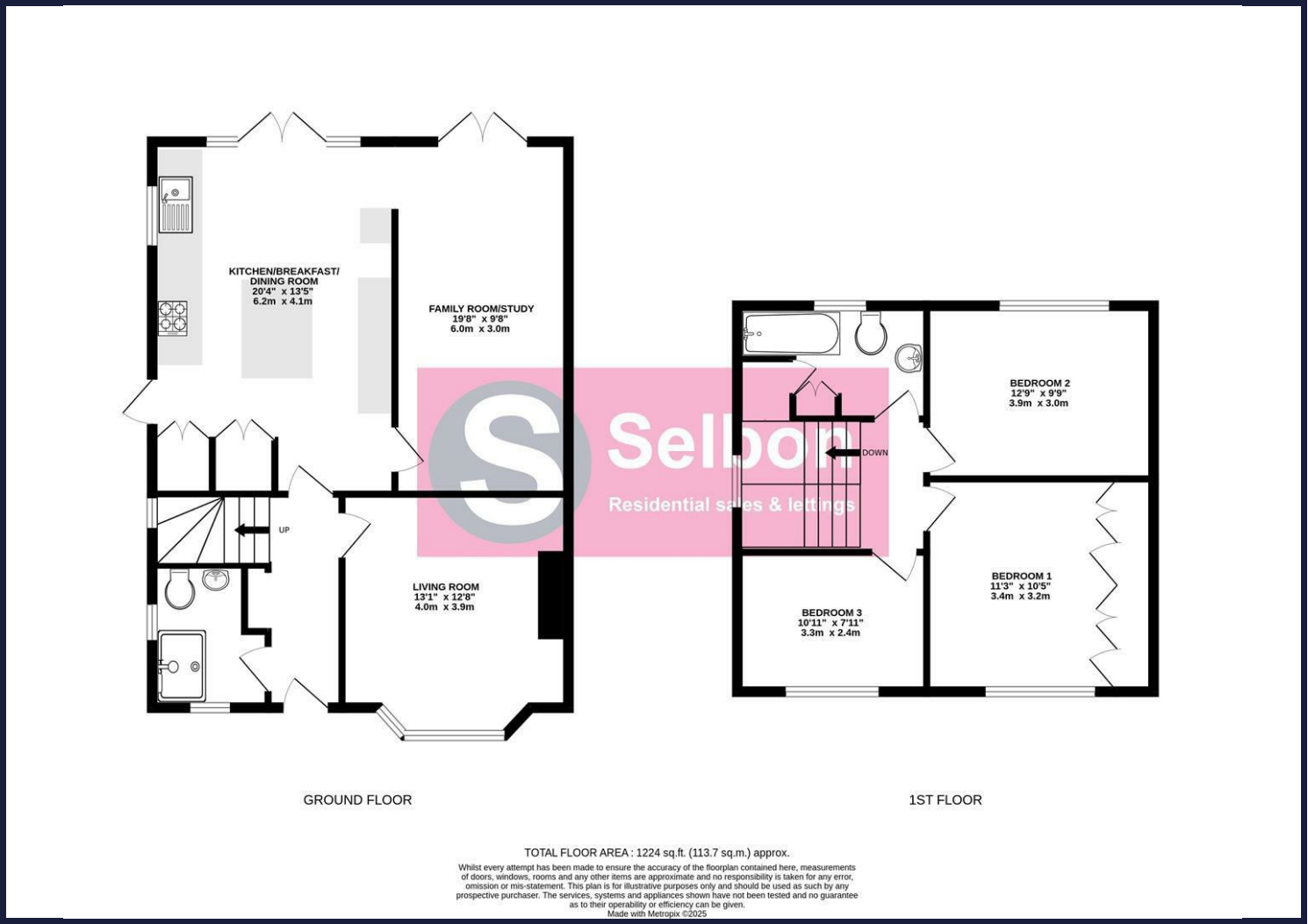








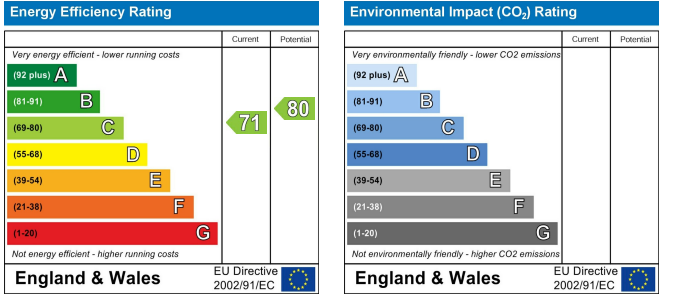
Floor Plans



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

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Council Tax Band: C