



Selbon

Residential sales & lettings

Award Road, Church Crookham,
, GU52 6HG

Guide price £525,000 Freehold

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01252 979300
Selbonproperty.co.uk

- No Onward Chain
- Ample Driveway Parking
- Kitchen/Dining Room
- Bonus Room
- Close Proximity of Shops
- Scope to Extend STPP
- Spacious 23ft Garage
- Enclosed Rear Garden
- Three Bedrooms
- Close Proximity of Local Schools

Selbon Estate Agents are delighted to offer to the market this three-bedroom semi-detached home, which is conveniently located close to local shops in the ever-popular Church Crookham area of Fleet. Benefits to this property include a garage with ample driveway parking, an enclosed rear garden, a bonus fourth bedroom or hobbies room within the loft, scope to extend STPP and no onward chain.

Accommodation comprises of a spacious entrance hall leading to the light and airy living room with a feature electric fireplace. The 23ft kitchen/dining room offers a range of appliances including oven, hob, fridge/freezer, dishwasher and plenty of storage. Within the dining area you have patio doors which lead out to the rear garden. The ground floor accommodation is finished with the downstairs W/C.

On the first floor the property offers three bedrooms and a refitted shower room which offers sink, toilet and shower. On the first floor you have a set of stairs which lead to the second floor which currently is used as a 15ft storage room but subject to planning and building regs it could be used as a study, hobbies room or a bonus fourth bedroom.

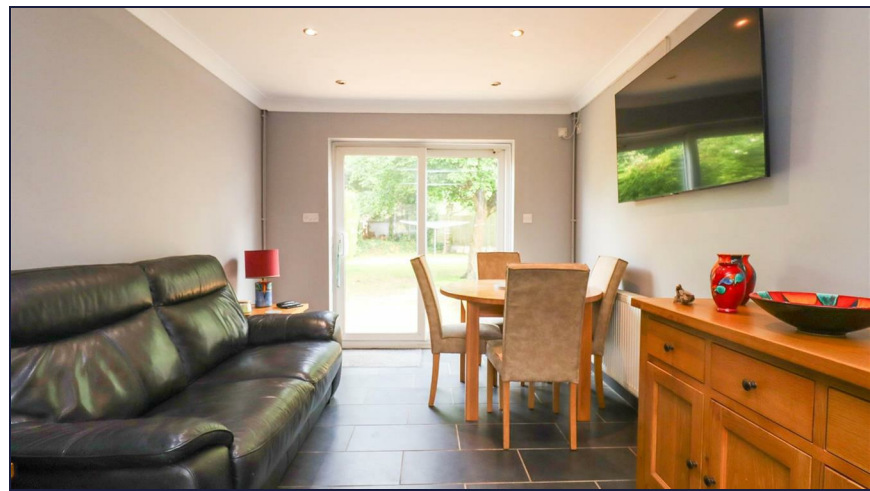
The rear garden is mainly laid to lawn with a mixture of flowers, shrubs and trees throughout. Outside the back of the property is a patio area which is ideal for al fresco dining. Access to the spacious 23ft garage can be found within the garden and offers plenty of storage, power and lighting.

Outside the front of the property the shingle driveway offers ample parking and access to the garage.

The property is located within close proximity of local shops at The Verne parade. Fleet town centre is a short drive with an array of shops, bars and restaurants, Fleet mainline railway station and access to the M3 are a short drive away and there is easy access to walking, running and cycling routes including Basingbourne Woods, Velmead woods, Caesars Camp and the Basingstoke canal to name a few.





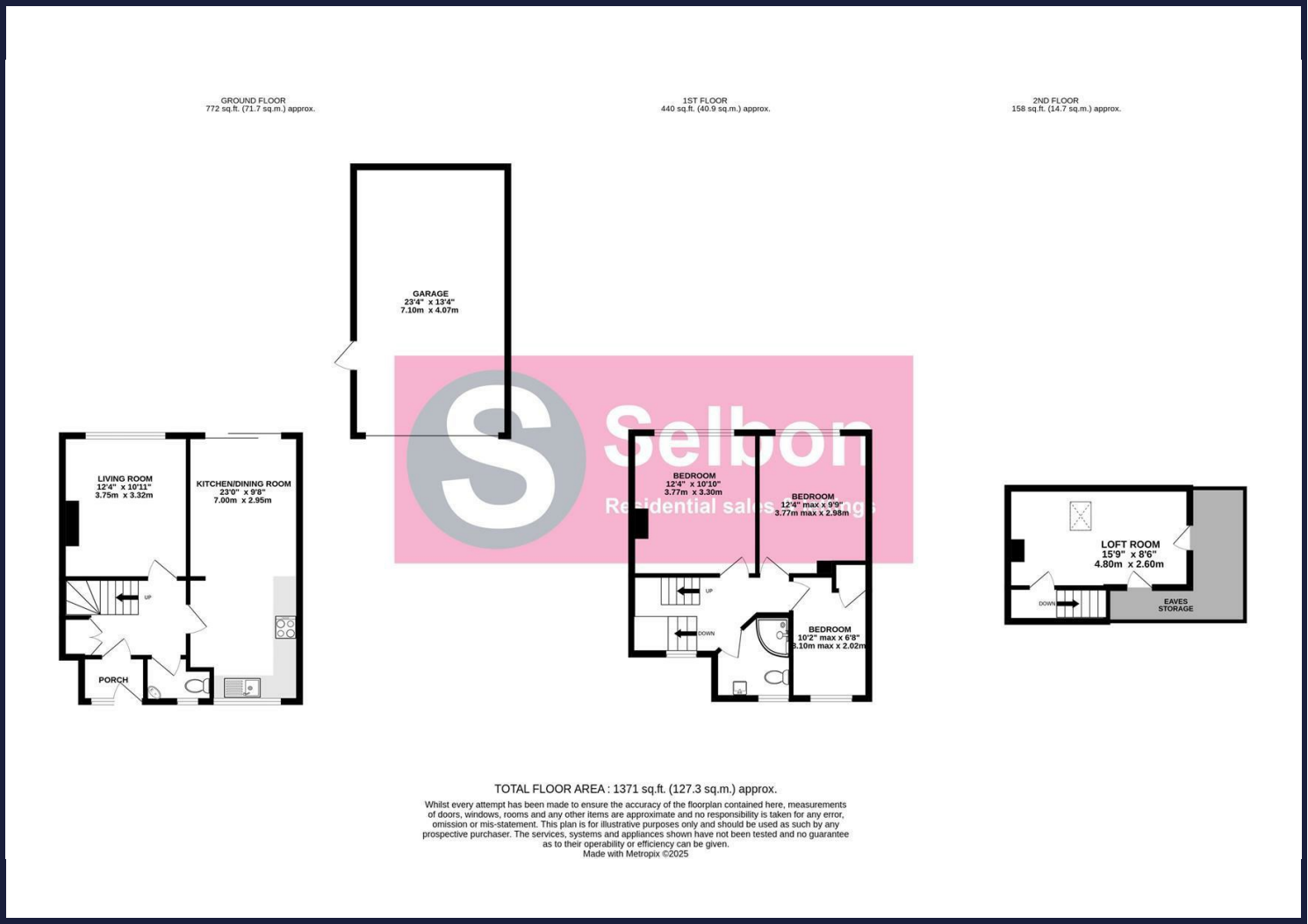








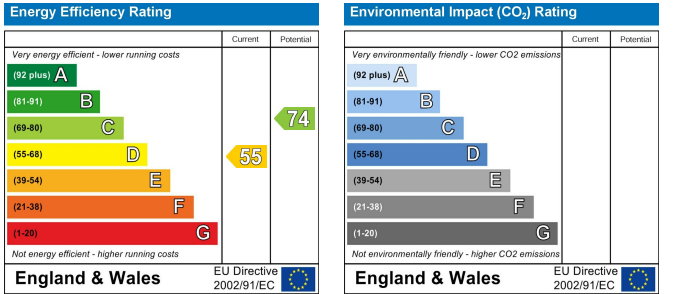
Floor Plans



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:

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