



Selbon

Residential sales & lettings

Camus Close, Church Crookham, Fleet,
Hampshire, GU52 0UT

Offers in excess of £700,000 Freehold

 4  2  1  D

01252 979300

Selbonproperty.co.uk

- Modern Detached Family Home
- Lounge & Conservatory
- Main Bedroom With En Suite
- Gas Radiator Heating & Wooden Double Glazed Windows
- Double Garage & Driveway
- Entrance Hall & Cloakroom
- Remodelled & Refitted Kitchen/Dining Room
- 3 Further Bedrooms & Family Bathroom
- Southerly Facing Rear Garden
- Backing On To Nature Reserve

Selbon Estate Agents are delighted to offer this detached family home to the market, built by Mssrs Bryant Homes to their 'Malden' design, situated in a cul de sac location, backing on to a nature reserve, on the ever popular, Zebon Copse development.

Thoughtfully modernised and remodelled over the years, to offer open plan living to suit modern day life styles. The centre piece of the home is the refitted kitchen/dining room and a conservatory, which gives extra light to the entrance hall, as well as views of the garden and nature reserve on entering the hallway.

Accessed via a covered entrance the front door leads to the entrance hall, which has stairs to the first floor with built in storage cupboards & drawers below and doors to the lounge, kitchen/dining room, cloakroom and open plan access to the conservatory.

The triple aspect 19ft lounge has an open fireplace and views over the garden and nature reserve, the refitted 26ft bay fronted kitchen/dining room has an extensive range of fitted storage units, work surfaces including a breakfast bar, some integrated appliances, space for dining room table and chairs, as well as a double glazed door to the garden. The ground floor accommodation is completed by the 9ft conservatory with sliding double glazed doors to the rear garden.

The first floor landing gives access to all 4 bedrooms & the refitted family bathroom. The main bedroom, has a refitted en suite shower room and 3 of the bedrooms have built in wardrobes.

The property further benefits from gas central heating, wooden double glazed windows, a southerly facing rear garden, to the front of the property is a driveway for two cars and there is a 17ft double garage.

Please note that the rear garden fence has been removed opening the garden up to the nature reserve, this land is not a part of the property sale.

We would highly recommend an early viewing to appreciate the features of the home and to avoid disappointment.









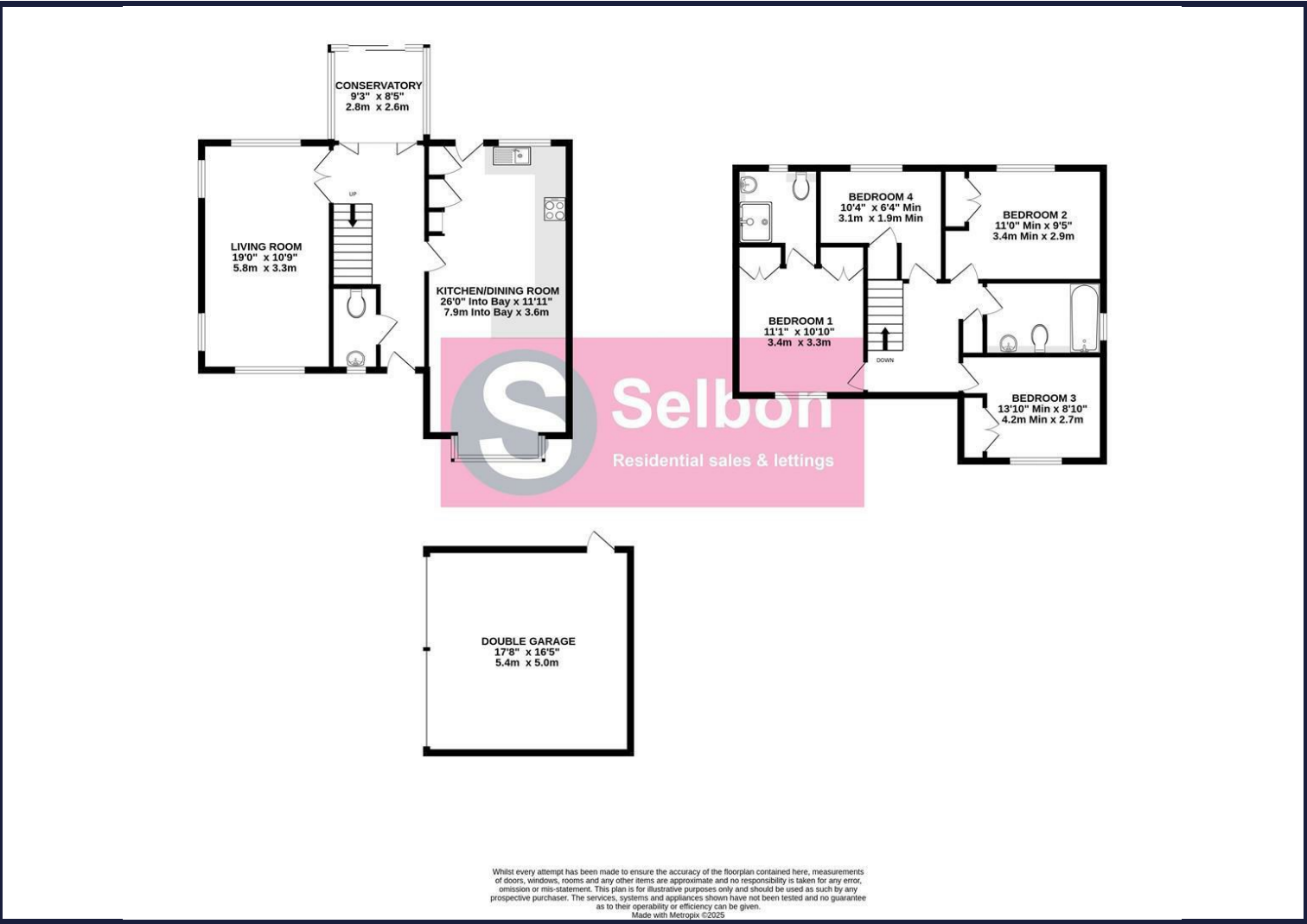








Floor Plans



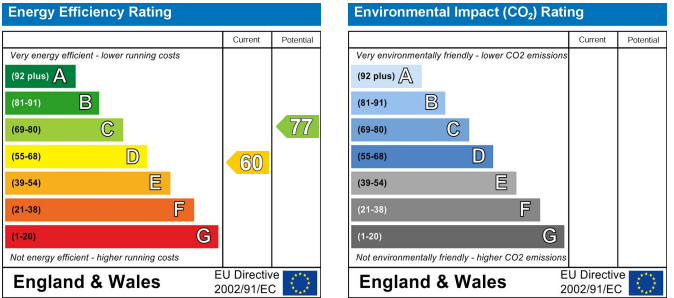
Viewing

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

Area Map



Energy Performance Graph



Council Tax Band: F

We give notice that these particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR). They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Selbon has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.