



Selbon

Residential sales & lettings

Carlton Crescent, Church Crookham,
Hampshire, GU52 6AP

Offers over £600,000 Freehold



01252 979300
Selbonproperty.co.uk

- Extended & Detached Family Home
- Living Room & Dining Room
- Fitted Kitchen
- Approx. 70ft. Rear Garden
- Close to Local Schools & Amenities
- Three/Four Bedrooms
- Study & Family Room
- Family Bathroom
- Driveway Parking & Garage
- Potential to Extend (S.T.P.P)

Selbon Estate Agents are delighted to offer to the market this three bedroom extended detached family home, ideally located in this non-estate location in Church Crookham. There is scope for further extensions subject to usual planning permissions.

The property is currently in the catchment area for Heatherside Infant & Junior school as well as Courtmoor Secondary school.

On entering the property you are welcomed into a reception hallway with stairs to the first floor with storage cupboard and a cloakroom. The principle living accommodation includes; kitchen, living room, family room, dining room and a study.

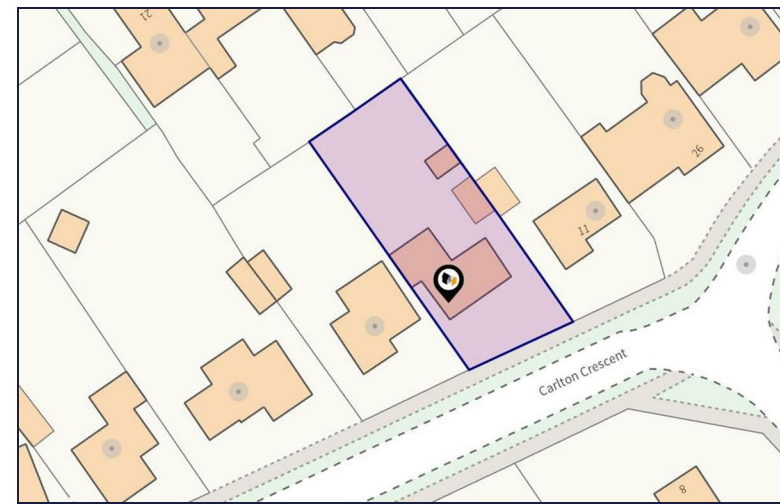
The re-fitted kitchen comprises; eye and base level cupboard and drawer units under a roll top work surface. Inset sink with mixer tap, built-in appliances include; dishwasher, double oven, hob and extractor over.

To the first floor are three bedrooms and a family bathroom. The bathroom comprises; white suite of panel enclosed bath with shower over, hand wash basin and W.C.

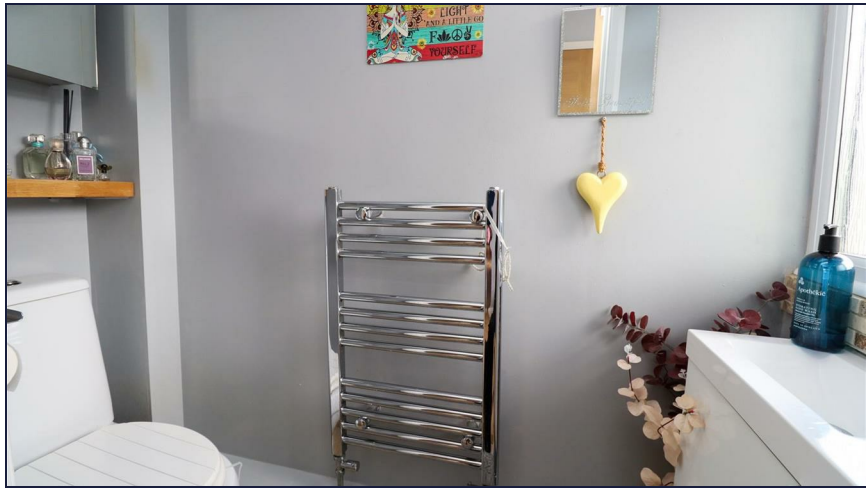
Externally the enclosed rear garden measures approximately 70ft. in length and is predominately laid to lawn with patio area immediately to the rear of the property. There are two outbuildings one currently used as a salon and one as a garden room that are perfect for those who work from home.

To the front is driveway parking for several vehicles which leads to a garage with up and over door.

For those seeking the outdoor life, Velmead Woods, Tweseldown, Fleet pond and the Basingstoke canal are all close by, offering a wealth of beautiful walking, running and cycling routes. Fleet town centre with an array of shops, bars and restaurants and the mainline railway station are a short drive away and there are excellent road links including the M3 & A3 giving access to many local towns and villages.



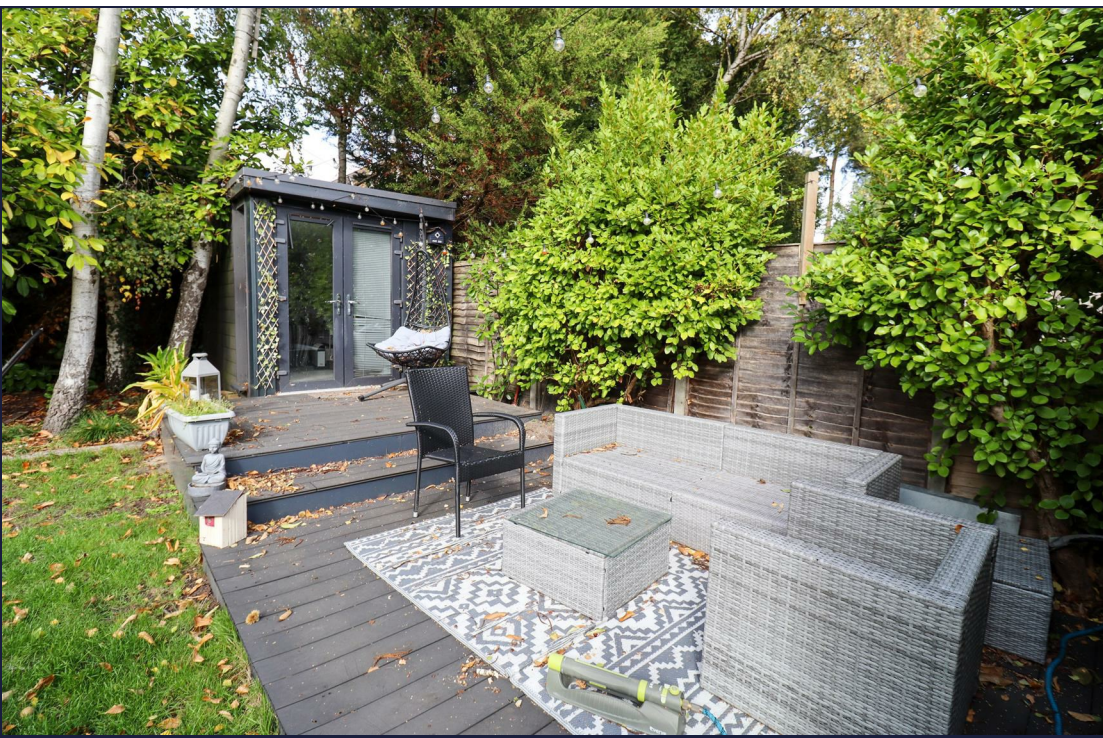




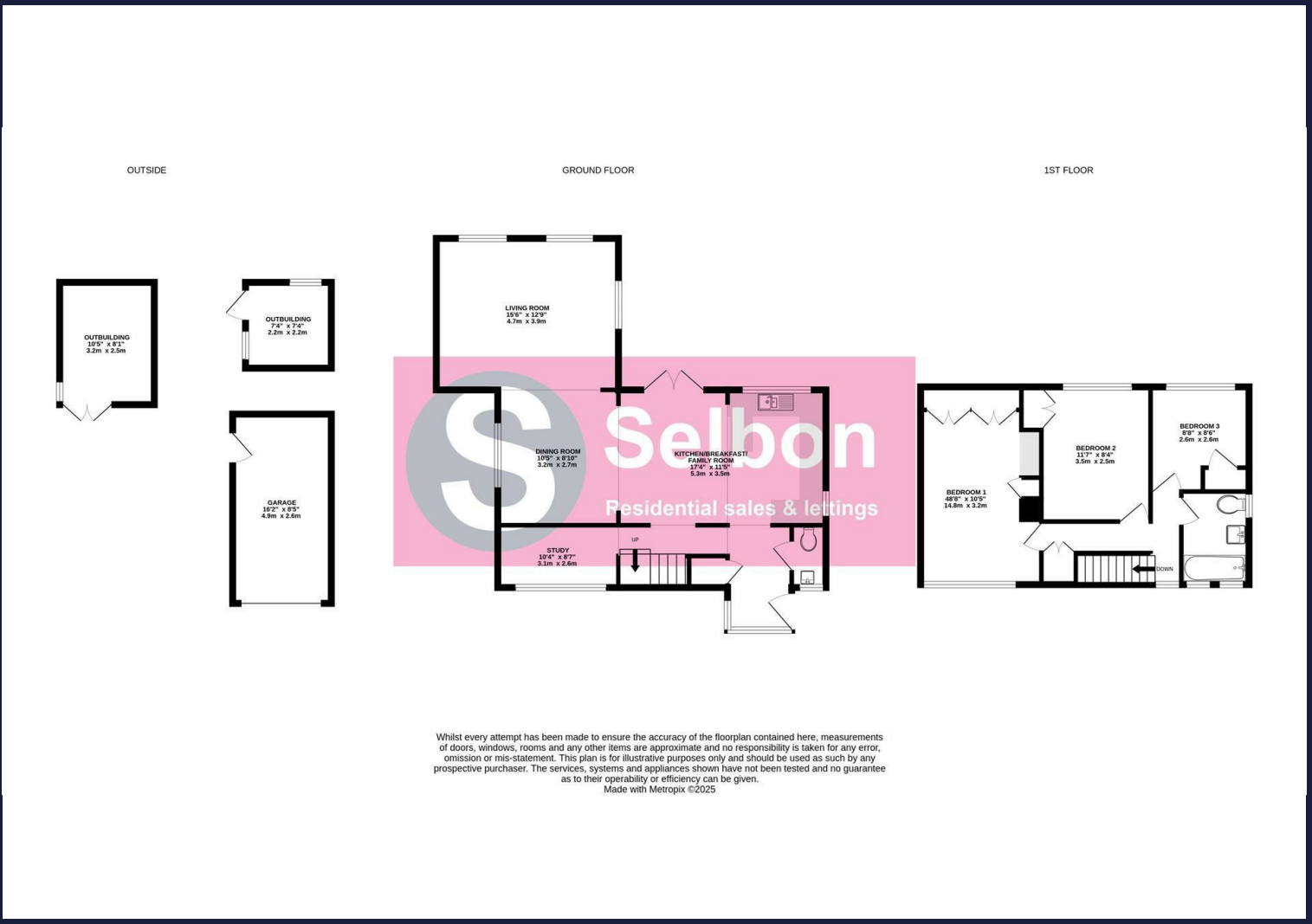




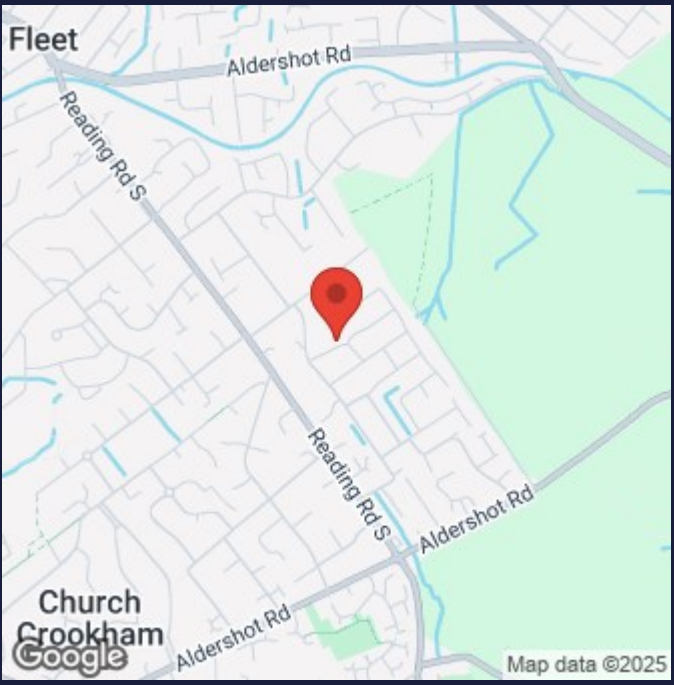




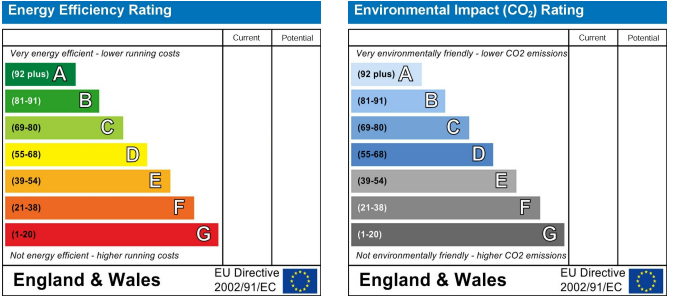
Floor Plans



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: E

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.