



**Selbon**

Residential sales & lettings

Colbeck, Church Crookham,  
Hampshire, GU52 8XQ  
Offers over £500,000 Freehold



**01252 979300**  
Selbonproperty.co.uk



- No Onward Chain
- Garden Office
- South Facing Garden
- Open Plan Kitchen/Living Area
- Close Proximity of Local Schools
- Garage with Driveway Parking
- Two Bathrooms
- Cul-De-Sac Location
- Conservatory
- Close Proximity of Local Amenities

Selbon Estate Agents are delighted to offer to the market this three-bedroom detached bungalow which is situated within the sought after area of Church Crookham. Benefits to this property include two-bathrooms, a garage with driveway parking, a useful outdoors office/studio and no onward chain.

Accommodation comprises of a generous entrance hall which sets the scene for exploring this property. The light and airy living room/kitchen offers spacious accommodation with direct access to the conservatory with views over the rear garden. The kitchen offers a range of units, breakfast bar, work surfacing, integrated appliances and additional appliance space. The property offers three generous bedrooms with the main bedroom benefiting from an en-suite shower room. The accommodation is finished with ample storage and the family bathroom which offers a sink, toilet and bath with shower overhead.

The south facing rear garden is enclosed with wood panel fencing and mainly laid to lawn with a mixture of flowers throughout. At the rear of the property, you have a spacious patio area which is ideal for alfresco dining. Situated at the bottom of the garden the office/studio offers heating, power and lights. At the front you have ample driveway parking leading to a single garage.

Located within close proximity of Velmead woods and the Basingstoke canal, local shops and other amenities, the home is in the catchment area for many of Fleet's sought after schools including Heatherside and Court Moor schools.

For those looking to commute, Fleet's mainline station is 45 minutes to Waterloo and Fleet has excellent road linking including the M3, A3 and A30.















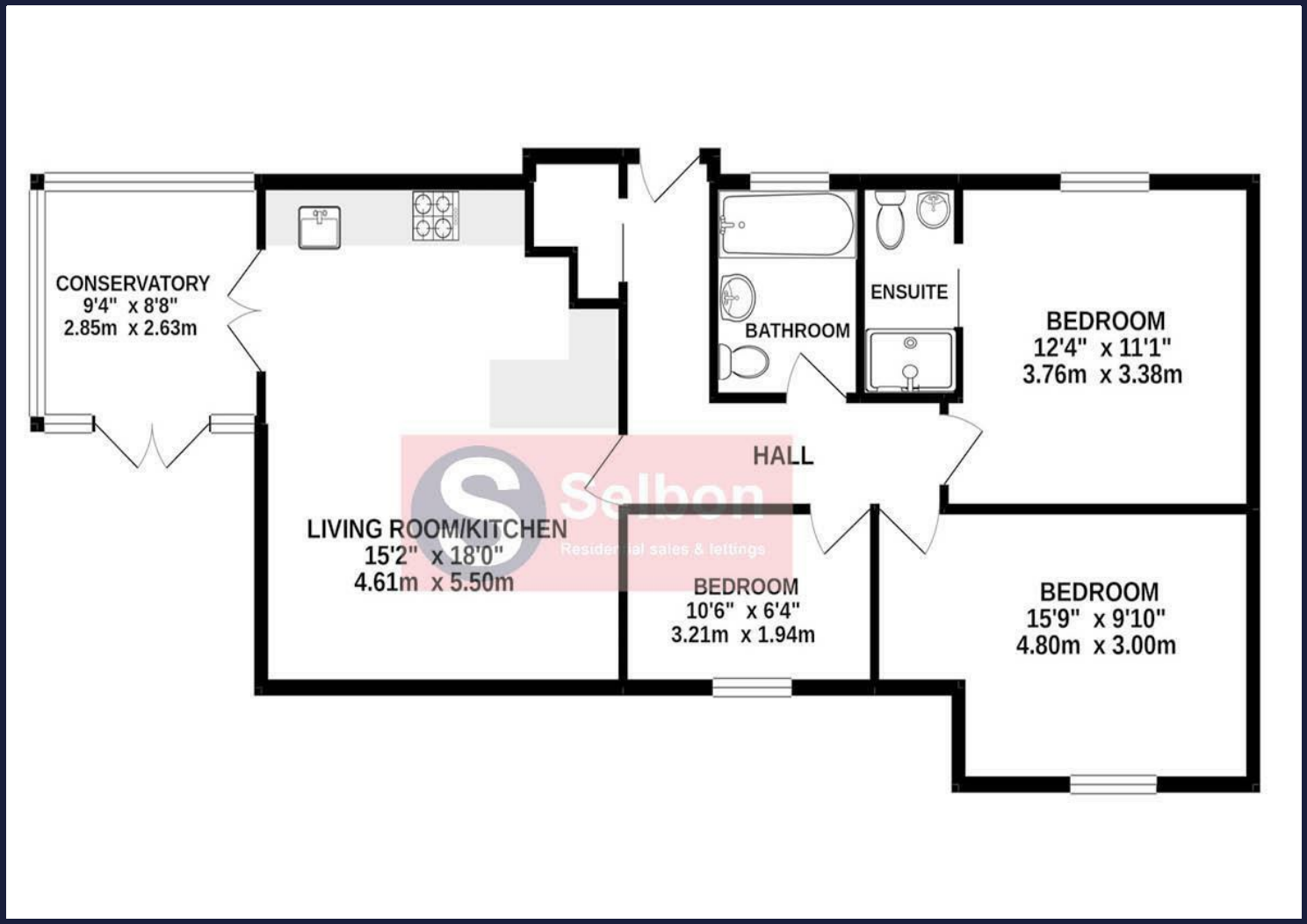








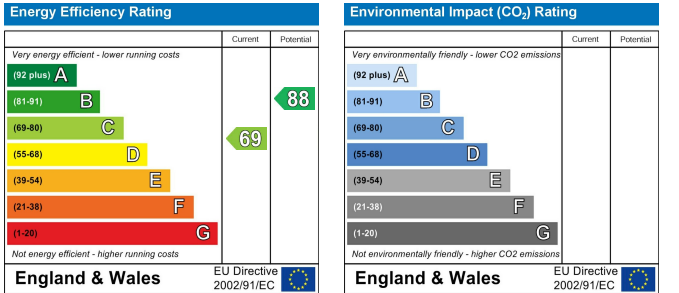
Floor Plans



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: D