



- Extended Semi-Detached Family Home
- Living Room & Dining Room
- Family Room & Study/Bedroom 4
- Driveway Parking & Garage
- Close to Local Amenities
- Three/Four Bedrooms
- Kitchen with Utility Room
- Approx. 70ft. Rear Garden
- Potential to Extend Further (S.T.P.P)
- Close to Local Schools

** SOLD SUBJECT TO CONTRACT, PRIOR TO MARKETING **

Selbon Estate Agents are delighted to offer to the market this extended three/four bedroom semi-detached family home, situated in this non-estate location in Church Crookham.

The property is within close proximity to local amenities and is within catchment for Tweseldown Infants school, Church Crookham Junior school and Courtmoor secondary school.

The ground floor accommodation comprises; entrance hallway with a cloakroom, front aspect living room (currently used as a bedroom), dining room, family room, study/bedroom 4, kitchen with breakfast room and a utility/boot room.

To the first floor there are three bedrooms and a family bathroom.

The rear garden measures approximately 70ft. in length by 40ft. in width and is predominately laid to lawn with an array of planting, evergreen shrubs and borders. Immediately to the rear of the property is a raised patio area and gate leading to the side of the property.

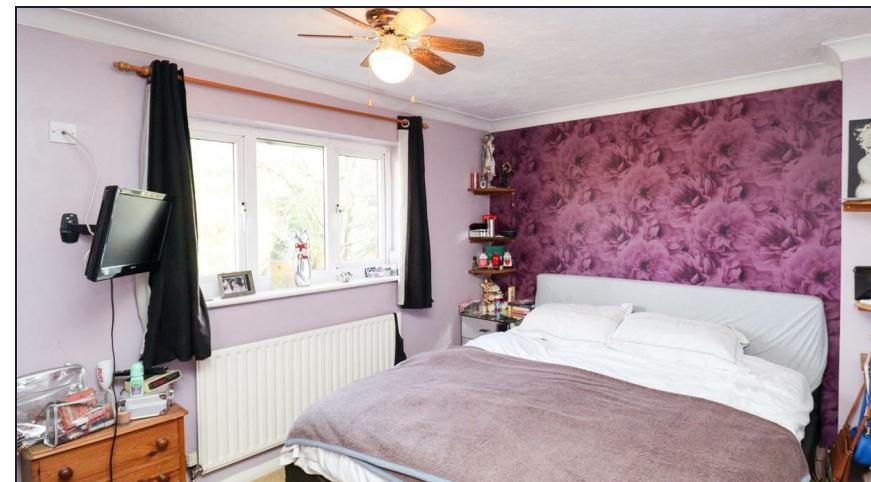
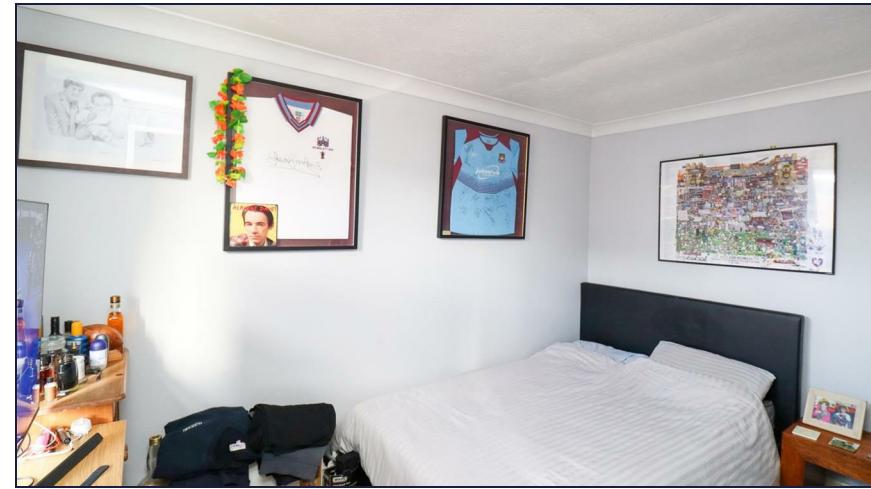
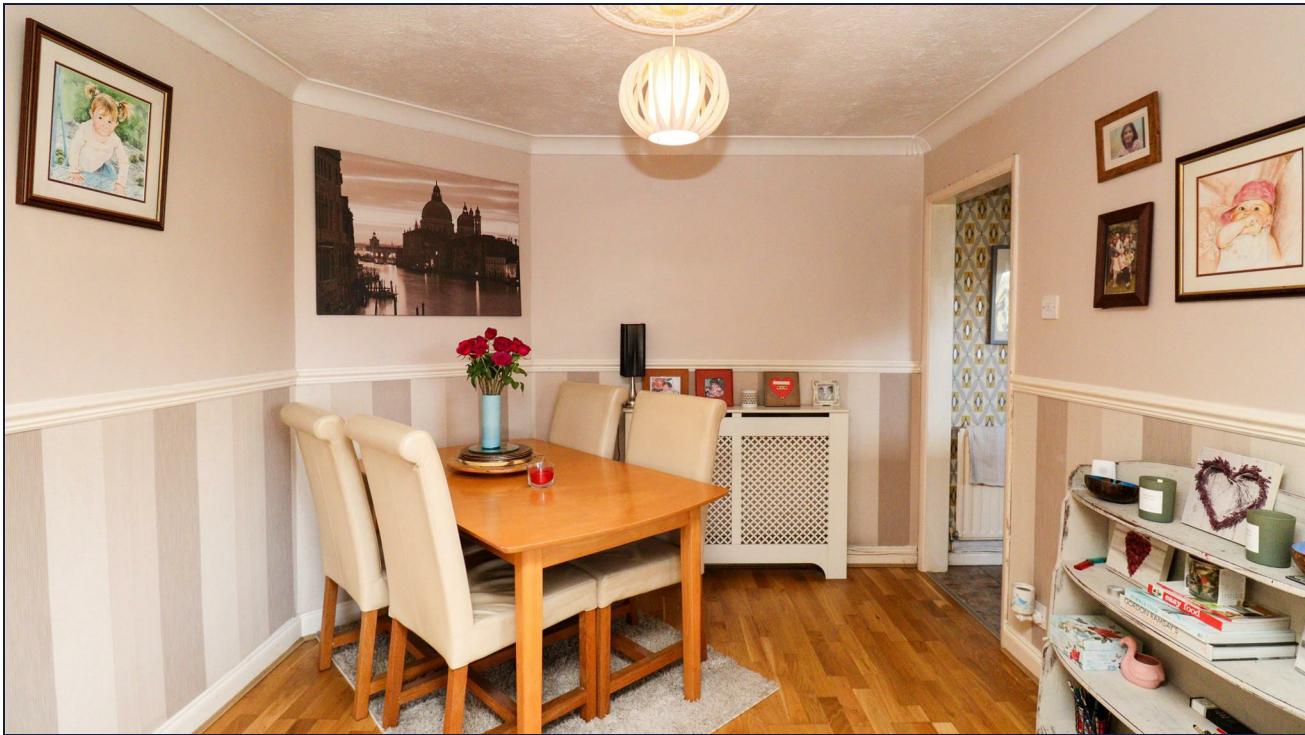
To the front there is an area laid to shingle and driveway providing off-street parking for several vehicles, which leads to a garage with up and over door.

Local amenities are within a stones throw at the Local Verne parade with convenience store, food outlets and charity shop. Furthermore there is good links for buses with the bus stop within close proximity as well as Richmond doctors surgery and Linkway Parade shops also nearby.

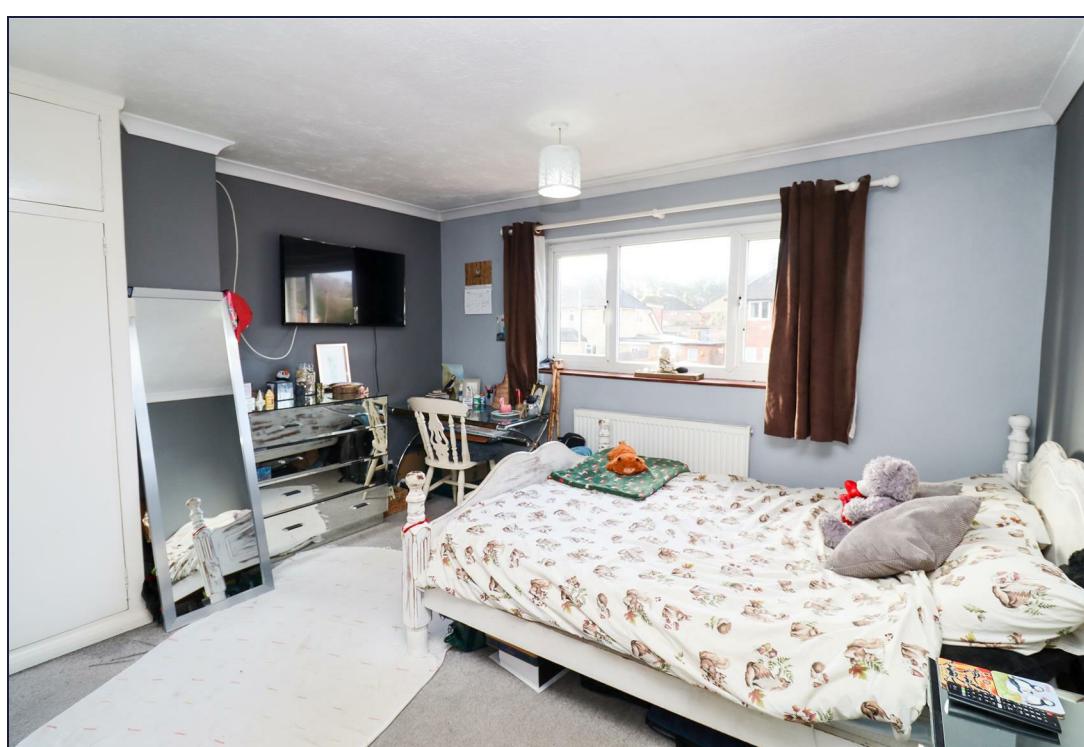
Fleet town centre is under 1.5 miles away with an array of shops, bars and restaurants, Fleet mainline railway station and access to the M3 are a short drive away and there is easy access to walking, running and cycling routes including Caesars Camp, Velmead woods, and the Basingstoke canal.



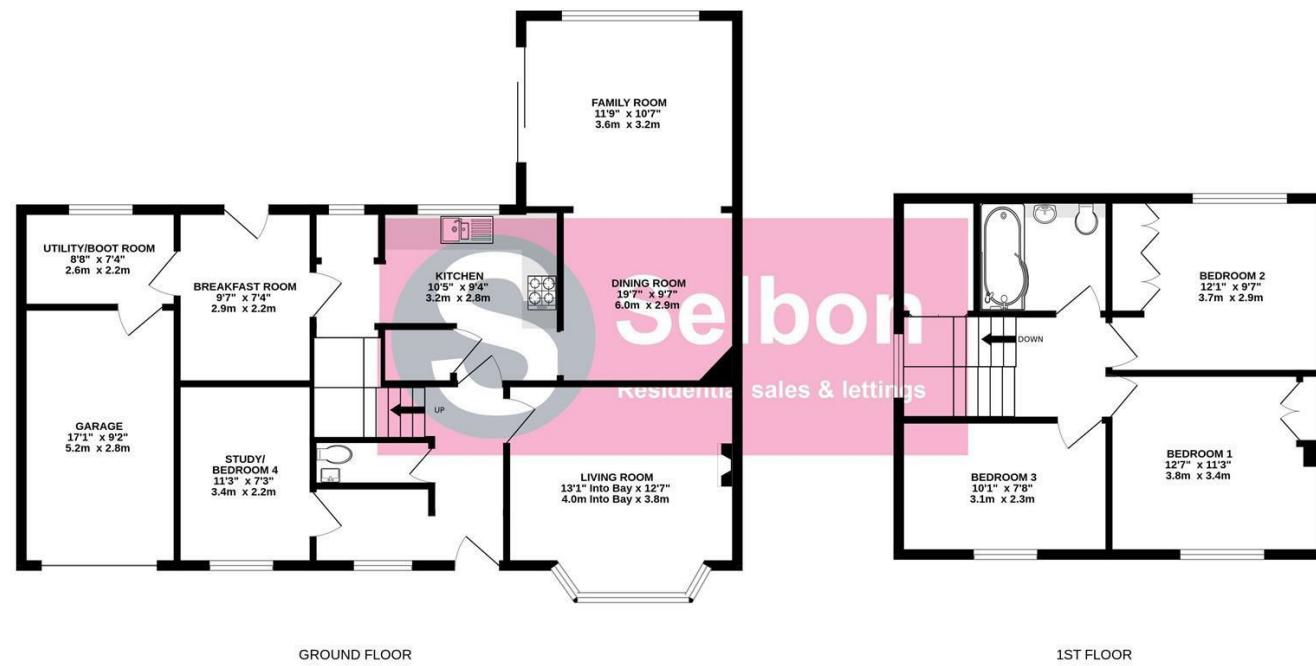








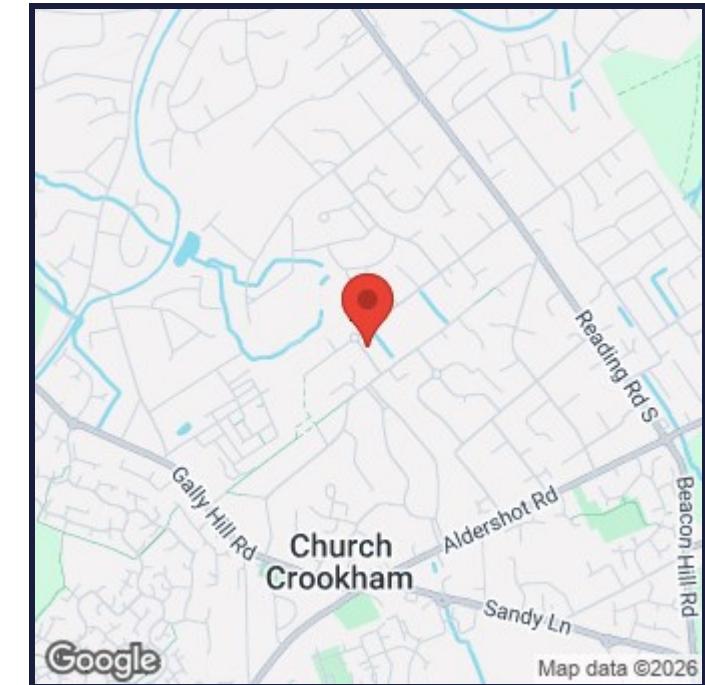
Floor Plans



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Area Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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

Selbon Property Services Ltd

Registered Office, 16 Levignen Close, Church Crookham, Fleet, Hampshire, GU52 0TW

Company Registration Number: 12108205 VAT Number: 370 7956 65

Tel: 01252 979300 Email: sales@selbonproperty.co.uk