



Selbon

Residential sales & lettings

The Street, Crookham Village, Fleet,
Hampshire, GU51 5SE
Offers in excess of £625,000 Freehold



01252 979300
Selbonproperty.co.uk

- Extended & Refurbished Semi Detached
- Kitchen/Breakfast Room
- 3 Bedrooms & Bathroom
- 100ft Rear Garden Backing On To Fields
- Work Shop & Summer House
- 2 Reception Rooms
- Utility Room & Wet Room
- Gas radiator Heating, Double Glazing & Solar Panels
- Double Garage & Extensive Driveway
- No Onward Chain

Selbon Estate Agents are delighted to offer this older style, semi detached home, to the market, situated in the ever popular Crookham Village, for the second time.

The current owner purchased the home in 2021 through Selbon and have thoughtfully, improved the property, including a new roof on what was a conservatory and is now a second reception room, overlooking the rear garden, a work shop to the rear of the garage and double electric gates, are just a few of the alterations that have been made.

The property had subsidence with underpinning being completed in 1991, the vendors survey in 2021, indicated there had been no further evidence of movement.

Ideal for those looking for Village and semi rural living, the highlight of the property is the rear garden measuring in excess of 100ft, that backs on to and over looks open fields, as well as the views over fields to the front.

The front doors gives access to an entrance porch with a door leading to the 17ft kitchen/breakfast room. There is ample work surfaces including a breakfast bar, a range of storage units, some integrated appliances and space for a small table and chairs. There are stairs to the first floor landing, living room and an inner hallway/utility room.

The inner hall/utility room has a work top and appliance space and doors to a wet room and the family room, with views over the garden, summer house and restricted views of the fields beyond and doors leading to the living room and the rear garden.

The first floor landing has doors to the 3 bedrooms (bedroom 1 & 2 have fitted wardrobes) and the bathroom.

Further benefits include gas central heating, double glazed windows, solar panels, extensive driveway for multiple vehicles (suitable for caravans/motor homes), a double garage with electric roller door, a work shop, a detached summer house with 2 rooms & a cloakroom and a 100ft southerly facing rear garden backing on to fields.

Offered to the market with no onward chain.









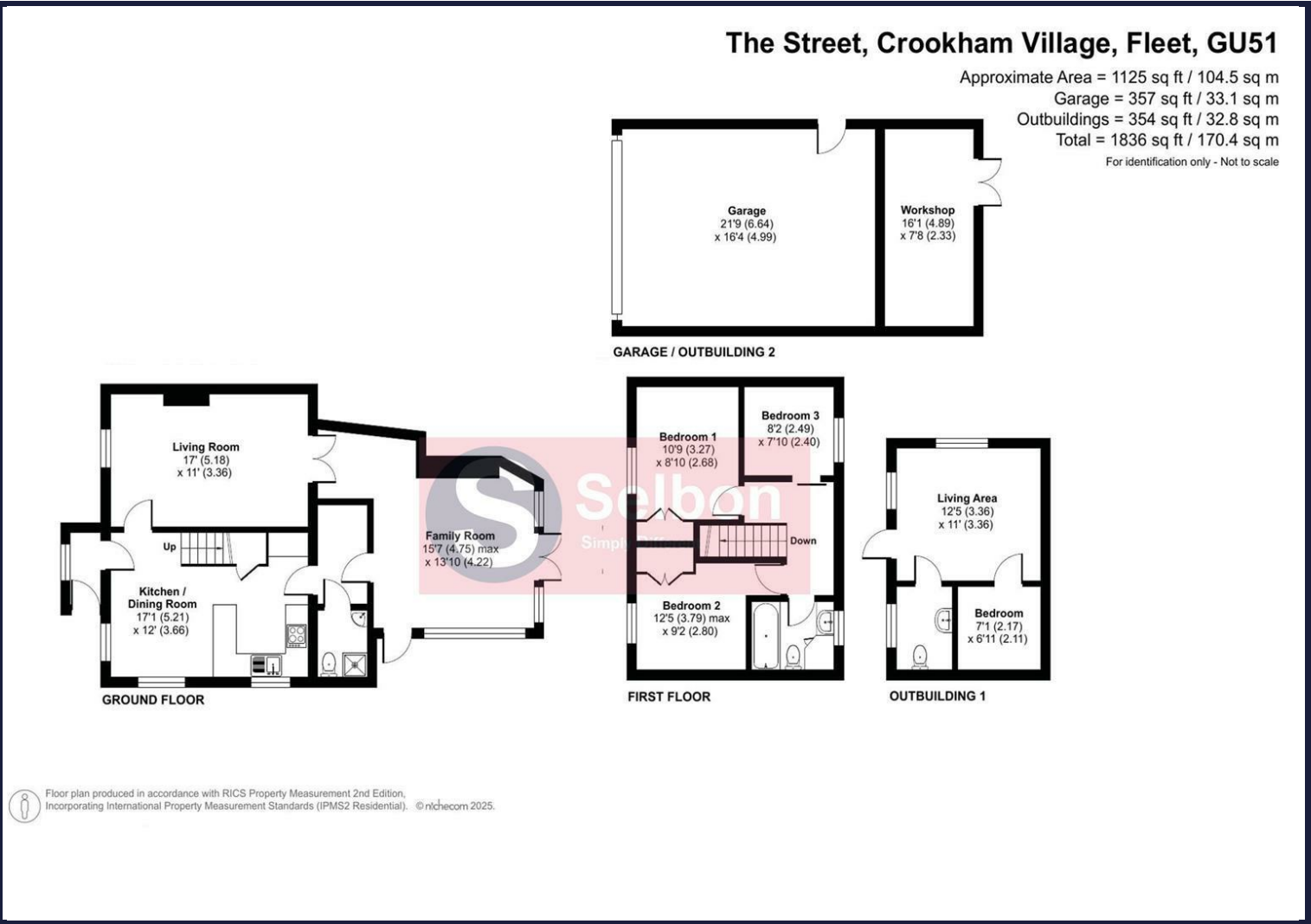








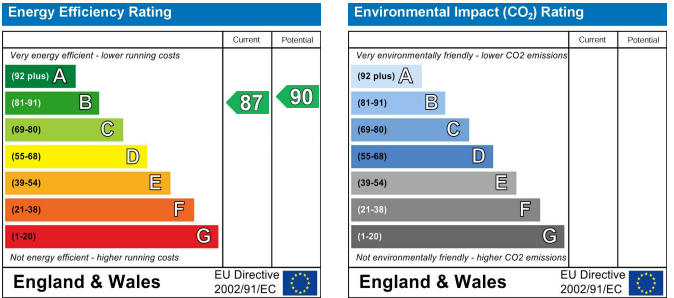
Floor Plans



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: D

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.