



**Selbon**

Residential sales & lettings

Ryelaw Road, Church Crookham,  
Hampshire, GU52 6HY

Guide price £450,000 Freehold



**01252 979300**  
Selbonproperty.co.uk

- Sought After Location
- Scope to Extend STPP
- Generous Plot
- Two Bedrooms
- Courtmoor Catchment Area
- Ample Driveway Parking
- Two Reception Rooms
- Orangery
- Feature Fireplace
- Ideal First Time Buy or Investment Property

Selbon Estate Agents are delighted to offer to the market this well presented two-bedroom semi-detached property which is situated in the popular Courtmoor area of Fleet. Benefits to this property include ample driveway parking, a generous plot and scope to extend STPP.

The accommodation comprises of a generous entrance hall that leads into the living room which offers a feature fireplace and access to the 20ft orangery with views and access to the rear garden. The kitchen offers a range of units, work surfacing, integrated appliances, and space for additional appliance space. The ground floor accommodation is finished with the dining room and understairs storage.

Upstairs the property offers two bedrooms with bedroom one benefiting from built in wardrobes. The accommodation is finished with the main bathroom which offers sink, toilet and bath with shower overhead.

The charming, enclosed garden is mainly laid to lawn with well-established flowers, and shrub beds throughout. At the bottom of the garden is a small patio area which is ideal for al fresco dining. Outside the front of the property, you have ample driveway parking.

Fleet town centre and mainline railway station as well as the M3 are all within short driving distance and for those who love the outdoor lifestyle there is easy access to excellent walking and cycling routes including Zebon Copse nature reserve, Velmead woods, the Basingstoke canal and Caesars Camp to name a few.

The property is conveniently located for local schools and is currently in the catchment area for Tweseldown Infant School, Church Crookham Junior School and Court Moor Secondary School.









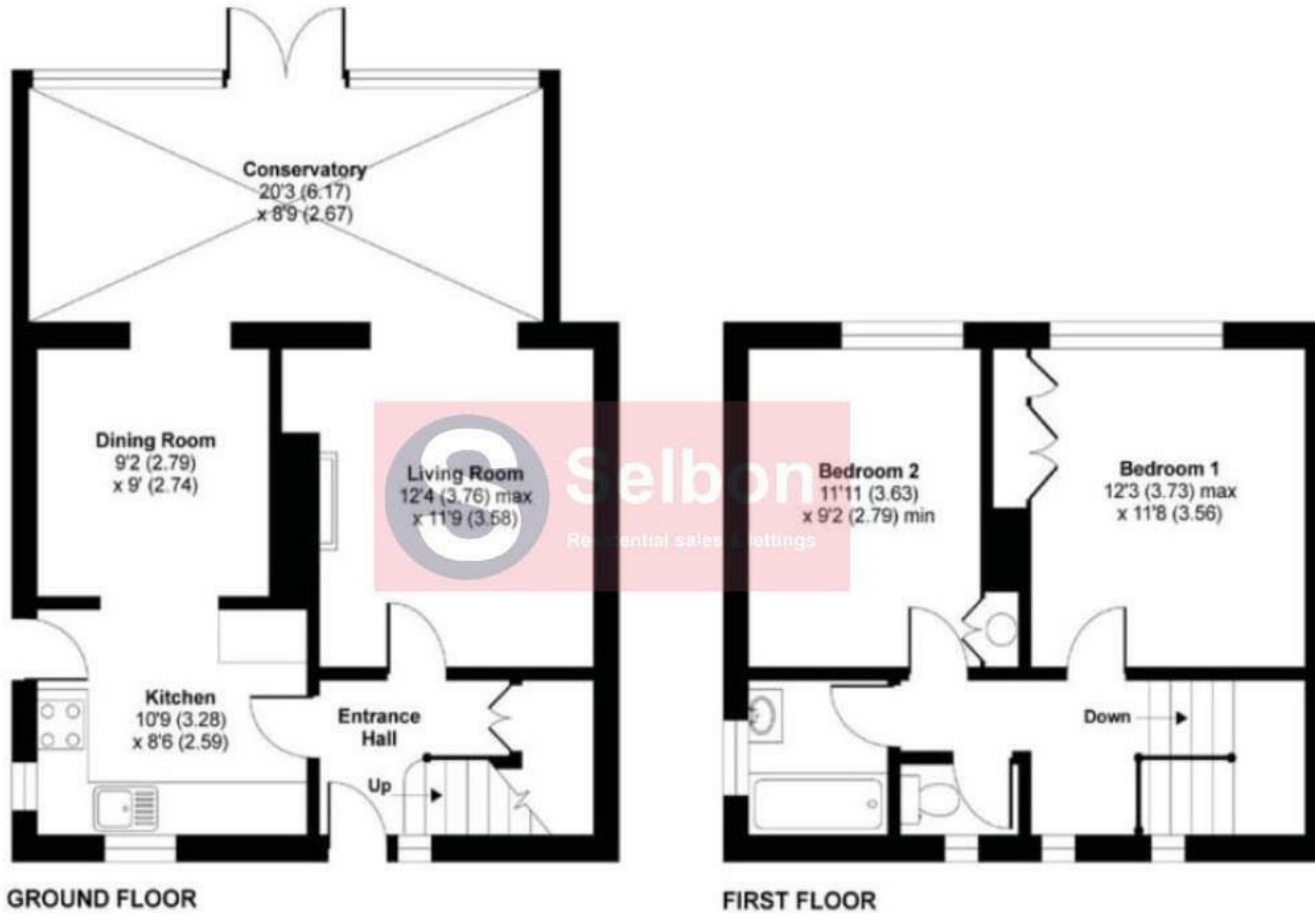




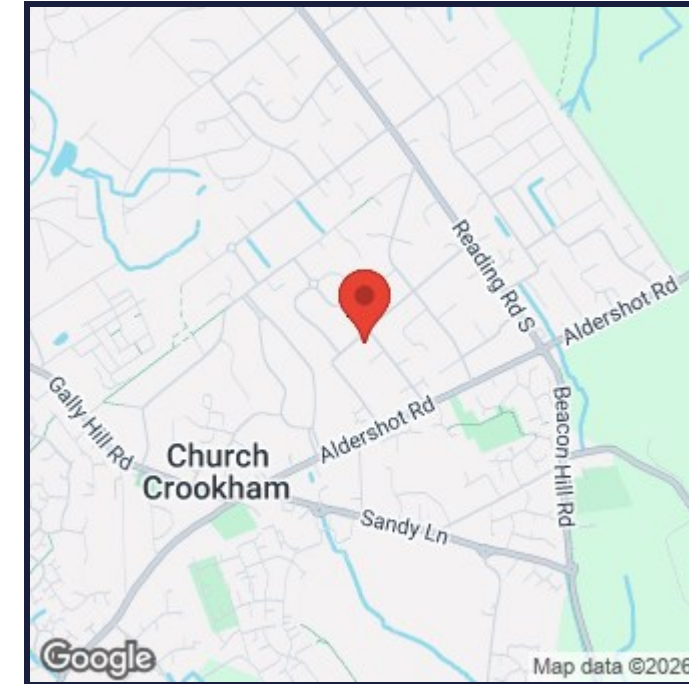
## Floor Plans

### Ryelaw Road, Church Crookham, Fleet, GU52

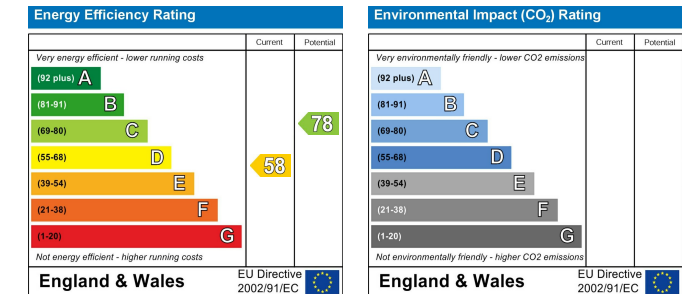
APPROX. GROSS INTERNAL FLOOR AREA 1005 SQ FT 93.4 SQ METRES



## 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: C

### Selbon Property Services Ltd

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