



**Selbon**

Residential sales & lettings

Ryelaw Road, Church Crookham,  
Hampshire, GU52 6HZ

Offers over £485,000 Freehold



**01252 979300**

[Selbonproperty.co.uk](http://Selbonproperty.co.uk)

- Sought After Location
- 25ft Living/Dining Room
- Kitchen/Breakfast Room
- Enclosed Rear Garden
- Close to Local Schools
- Three Bedrooms
- Conservatory
- Garage with Driveway Parking For 2 Cars
- Scope to Extend STPP
- Close to Amenities

Selbon Estate Agents are delighted to offer to the market this three-bedroom detached family home which is situated, within a sought-after location within Church Crookham. Benefits to this property include a garage with driveway parking, a kitchen/breakfast room, an enclosed rear garden and scope to extend STPP.

Accommodation comprises of a spacious entrance hall leading to the light and airy 25ft living/dining room with ample storage and access to the first floor. The 13ft kitchen/breakfast room offers a range of appliances including oven, hob, fridge/freezer, dishwasher and plenty of storage space. Within the kitchen you have access to the downstairs W.C and the rear garden. The ground floor accommodation is finished with conservatory which overlooks the rear garden.

On the first floor the property offers three bedrooms with bedrooms two and three offering fitted wardrobes. The first-floor accommodation is finished with the refitted family bathroom which offers sink, toilet and bath with shower overhead.

The enclosed rear garden is mainly laid to lawn with a mixture of flowers throughout. Outside the back of the property and at the rear of the garden are two patio areas which are ideal for al fresco dining. Access to the garage can be found within the garden and this space offers plenty of storage, power and lighting.

Outside the front of the property is a small lawned area enclosed by a brick wall and driveway parking for 2 cars with access to the garage.

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.





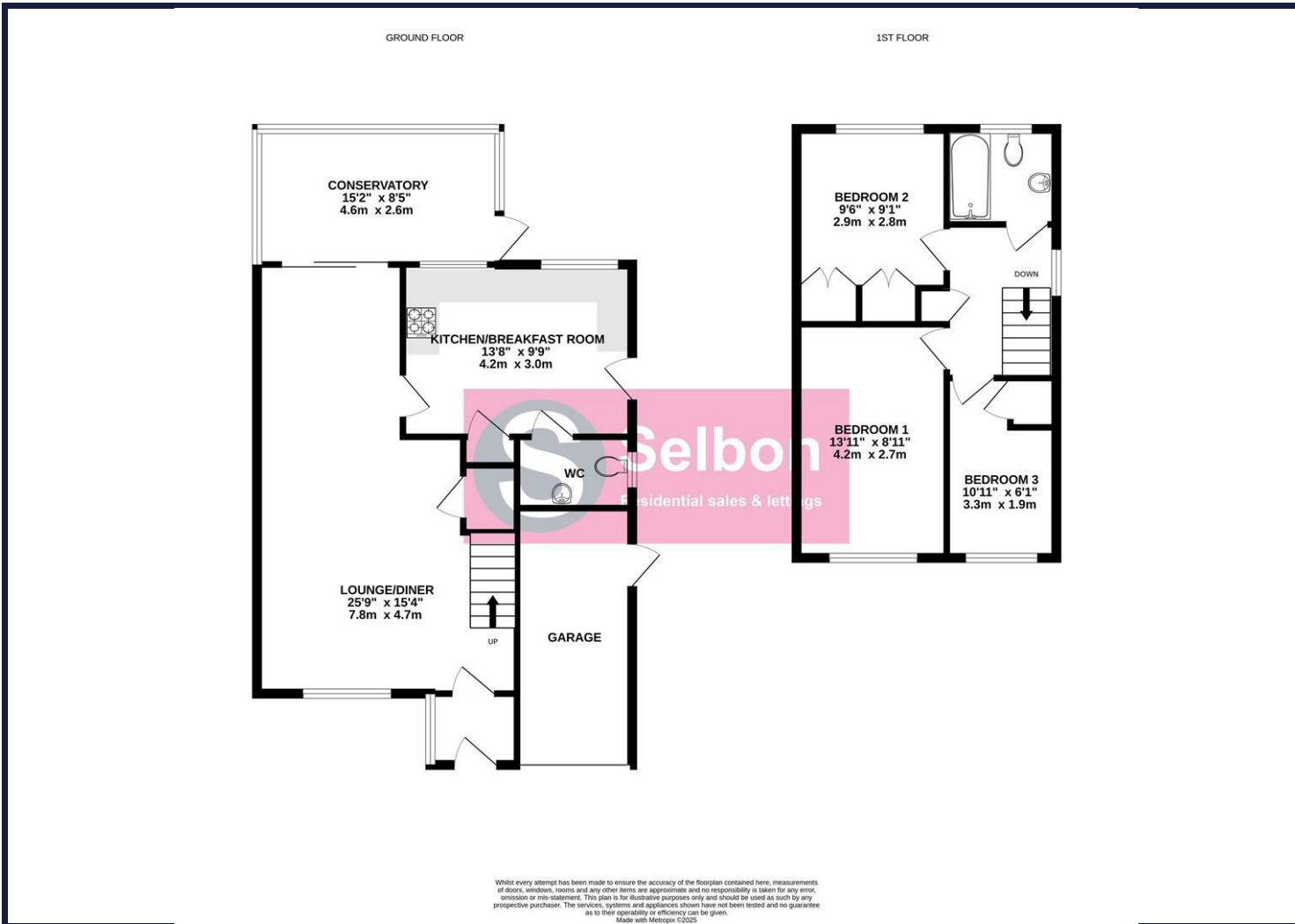




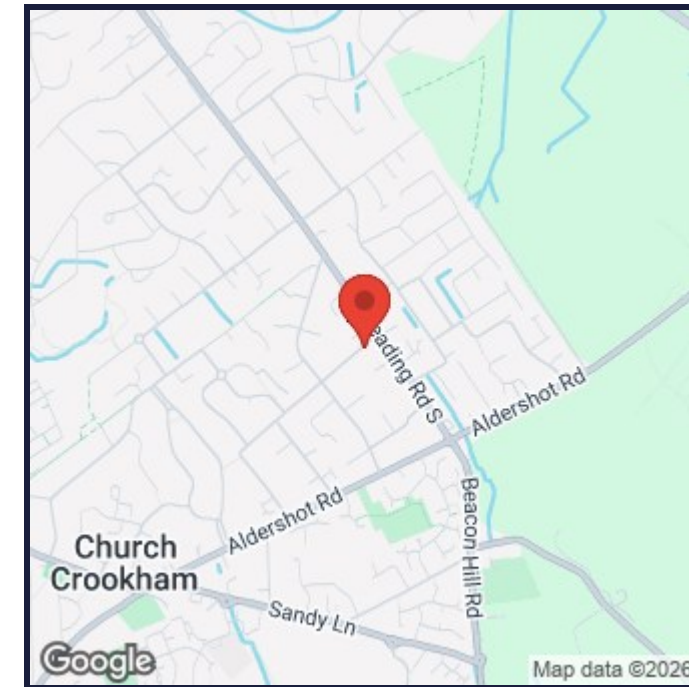




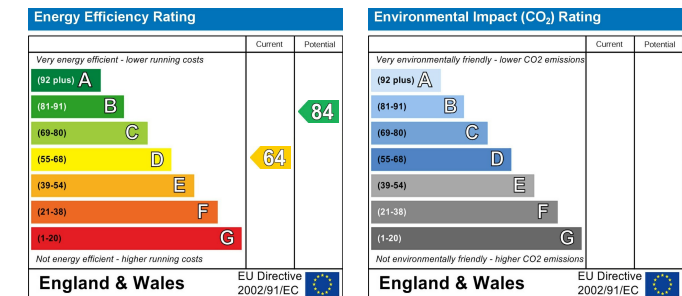
## Floor Plans



## 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: E

### Selbon Property Services Ltd

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