



Selbon

Simply Different

Aldershot Road, Church Crookham, Fleet,
Hampshire, GU52 8JS

Guide price £600,000 Freehold

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01252 979300

[Selbonproperty.co.uk](https://selbonproperty.co.uk)

- No Onward Chain
- Four Reception Rooms
- Ample Driveway Parking
- Wealth of Charm and Character
- Finished to a High Standard
- Spacious and Flexible Accommodation
- Two Refitted Bathrooms
- Enclosed Rear Garden
- Three Generous Bedrooms
- Utility Room

Selbon Estate Agents are delighted to present to the market this charming three-bedroom detached family home which is situated within the sought-after area of Church Crookham. Offering a wealth of character throughout, this property benefits from spacious and flexible accommodation, two refitted bathrooms, four reception rooms, ample driveway parking and no onward chain.

The accommodation offers a welcoming entrance hall leading into a charming family room which features a beautiful fireplace and a large bay window. The dining room mirrors the family room which both sit at the front of the property. The impressive, refitted kitchen room offers a range of units, work surfaces, integrated appliances, a woodburning stove and additional space for appliances. Next to kitchen is the generous utility room and the downstairs W.C. The ground floor accommodation is finished with the breakfast room and the 19ft living room with both rooms benefitting from French doors opening into the garden.

Upstairs, the property offers three well-proportioned bedrooms, two of which benefit from built-in wardrobes. The accommodation is completed by the refitted en-suite shower room and the generous family bathroom featuring a bath, separate shower, wash basin, and WC.

The charming rear garden is mainly laid with artificial lawn and offers well-established flowers and shrubs with high degree of privacy. Within the garden you have a generous seating area which is ideal for al fresco dining. The property offers ample driveway parking at the rear of the property.

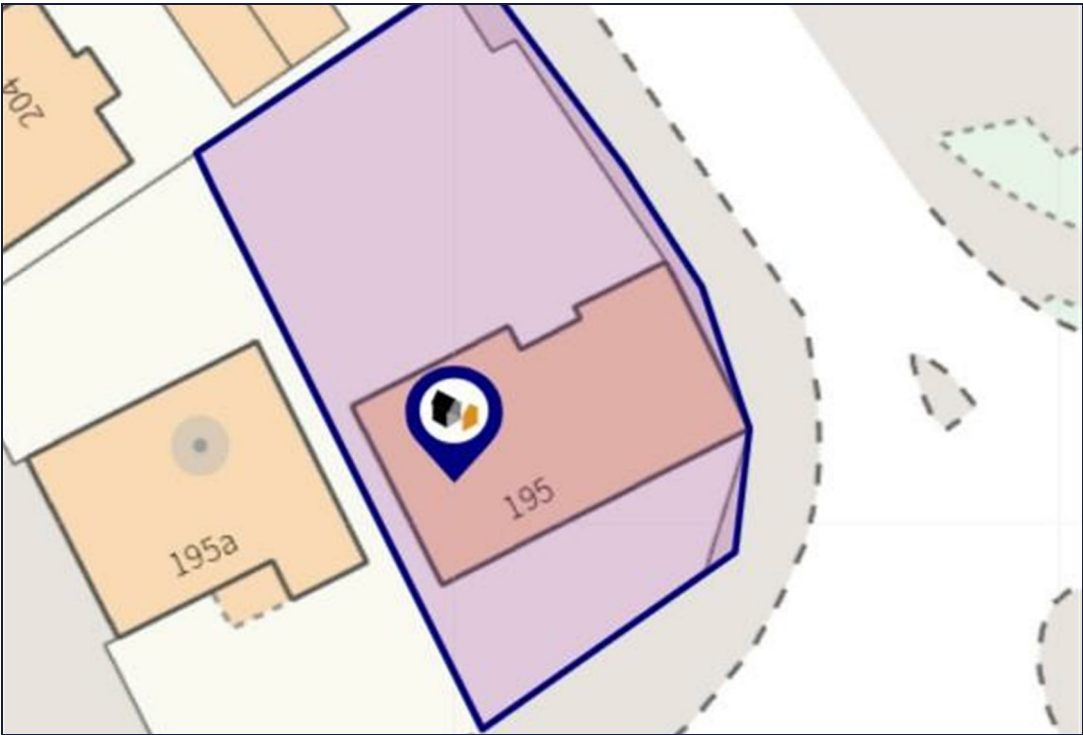
The property falls within the catchment area for many of Fleet's highly regarded schools, including Church Crookham Junior School and Court Moor. Local amenities, including a café, newsagent, Tesco Express, and fish and chip shop, are all within easy walking distance.





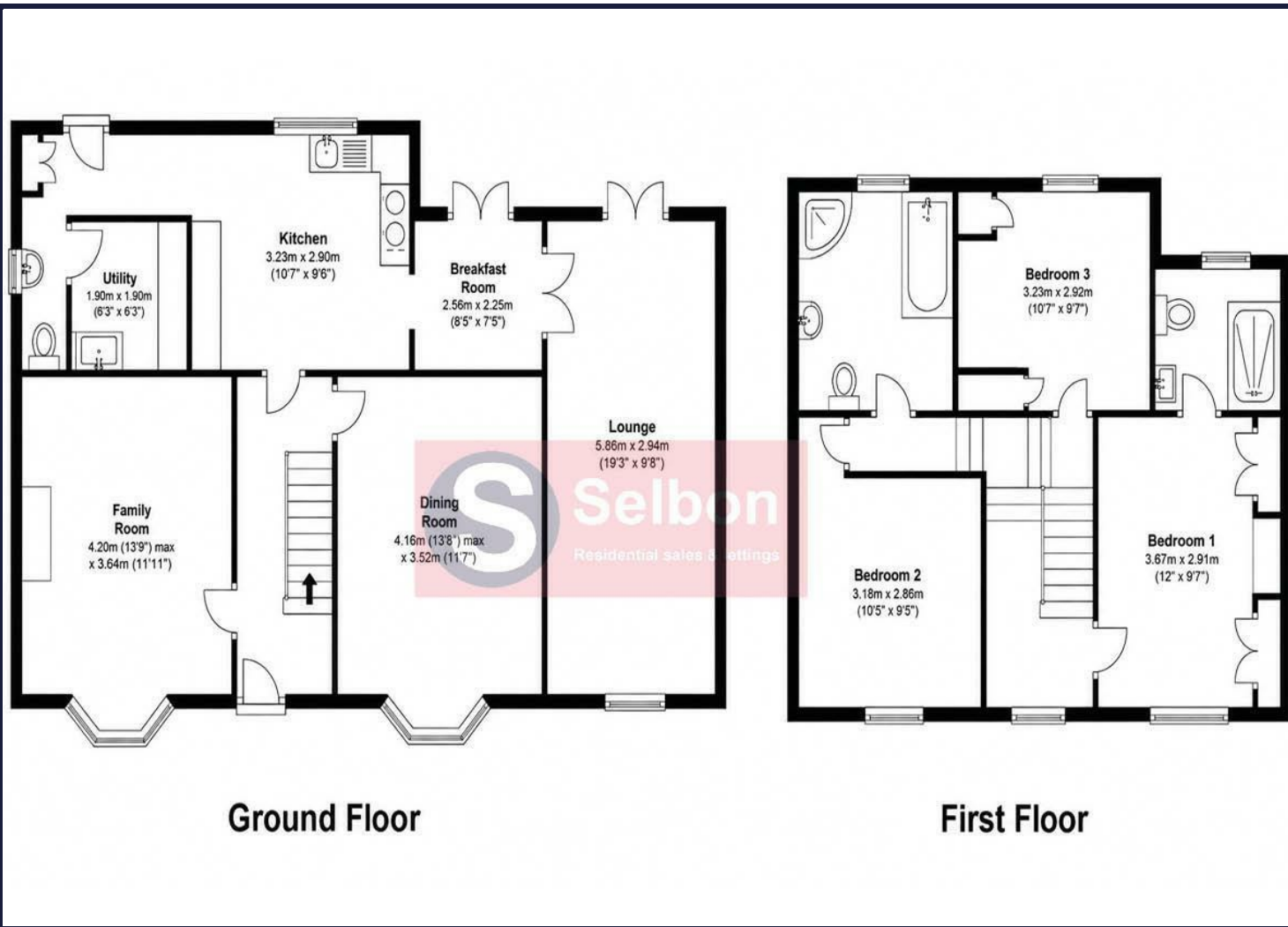




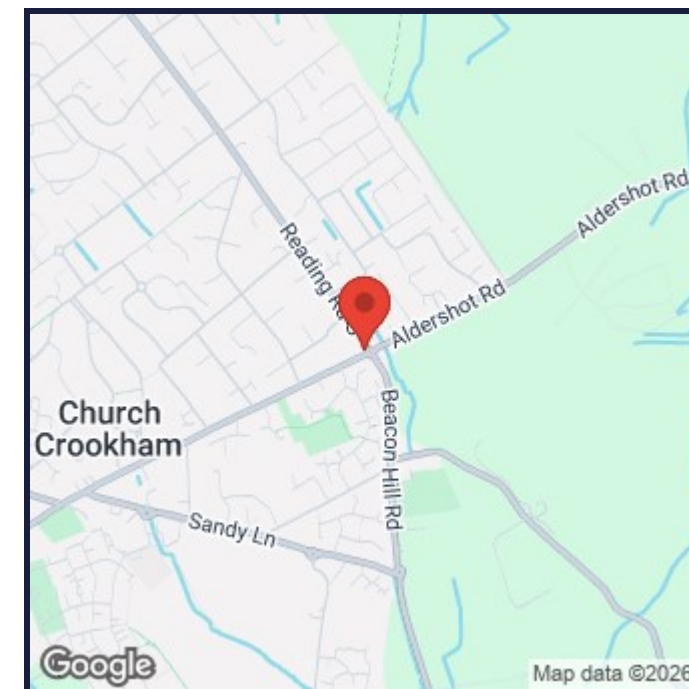




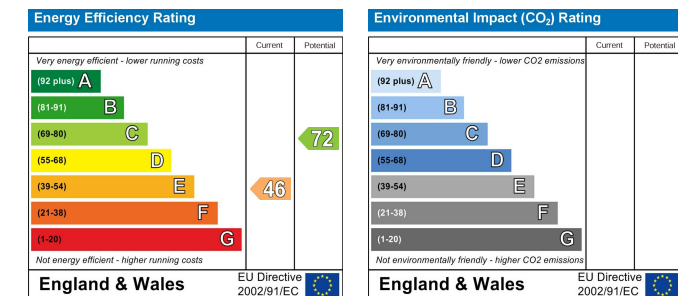
Floor Plans



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

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