



Selbon

Simply Different

Coxheath Road, Church Crookham, Fleet,
Hampshire, GU52 6QG

Guide price £450,000 Freehold



01252 979300

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

- Sought After Location
- A Wealth of Charm and Character
- Home Office
- Refitted Bathroom
- Close Proximity of Local Schools
- Ample Driveway Parking
- Garden in Excess of 100ft
- Feature Fireplace
- Two Reception Rooms
- Two Bedrooms

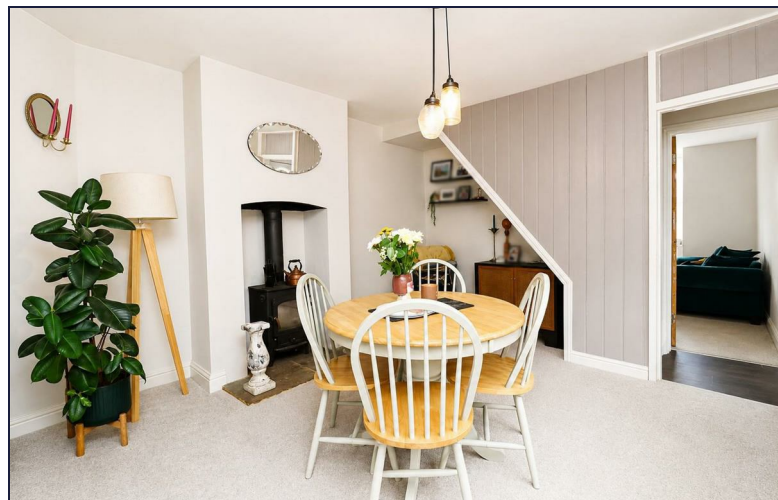
Selbon Estate Agents are delighted to offer to the market this two-bedroom semi-detached character cottage which is situated within the sought-after area of Church Crookham. Benefits to this property include a refitted bathroom, two reception rooms, ample driveway parking, a generous rear garden and a wealth of charm and character throughout.

Accommodation comprises of an entrance hall which opens into the light and airy living room which offers a feature fireplace and bay window which overlooks the front of the property. Opposite the living room the dining room can be found which offer direct access to the kitchen and a beautiful wood burning stove. The kitchen sits at the rear of the property and offers views over the rear garden. The kitchen offers a range of space for appliances and plenty of storage.

On the first floor there are two generous bedrooms with the main bedroom benefiting from built in storage space. The first-floor accommodation is finished with the refitted bathroom which offers sink, toilet and bath with shower overhead.

Outside the charming rear garden measures in excess of 100 ft and it is mainly laid to lawn with well-established flowers, shrub beds and trees throughout. Outside the rear of the property, you have a generous patio area which is ideal for alfresco dining. At the bottom of the garden is a second seating area and access to the home office which offers power and storage. At the front of the property, you have ample driveway parking.

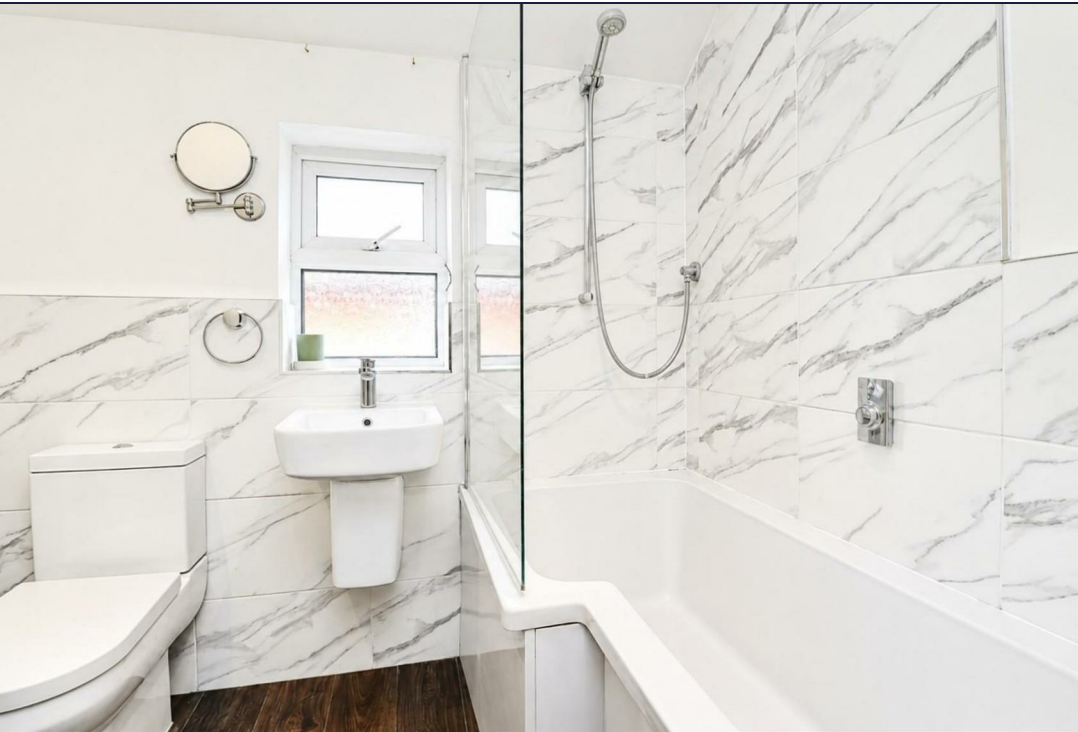
The property is located within Church Crookham and within close proximity of Fleet town centre with an array of shops, bars and restaurants, Fleet offers several schools, mainline railway station and access to the M3 are a short drive away and there is easy access to walking, running and cycling routes including Velmead woods and the Basingstoke canal.





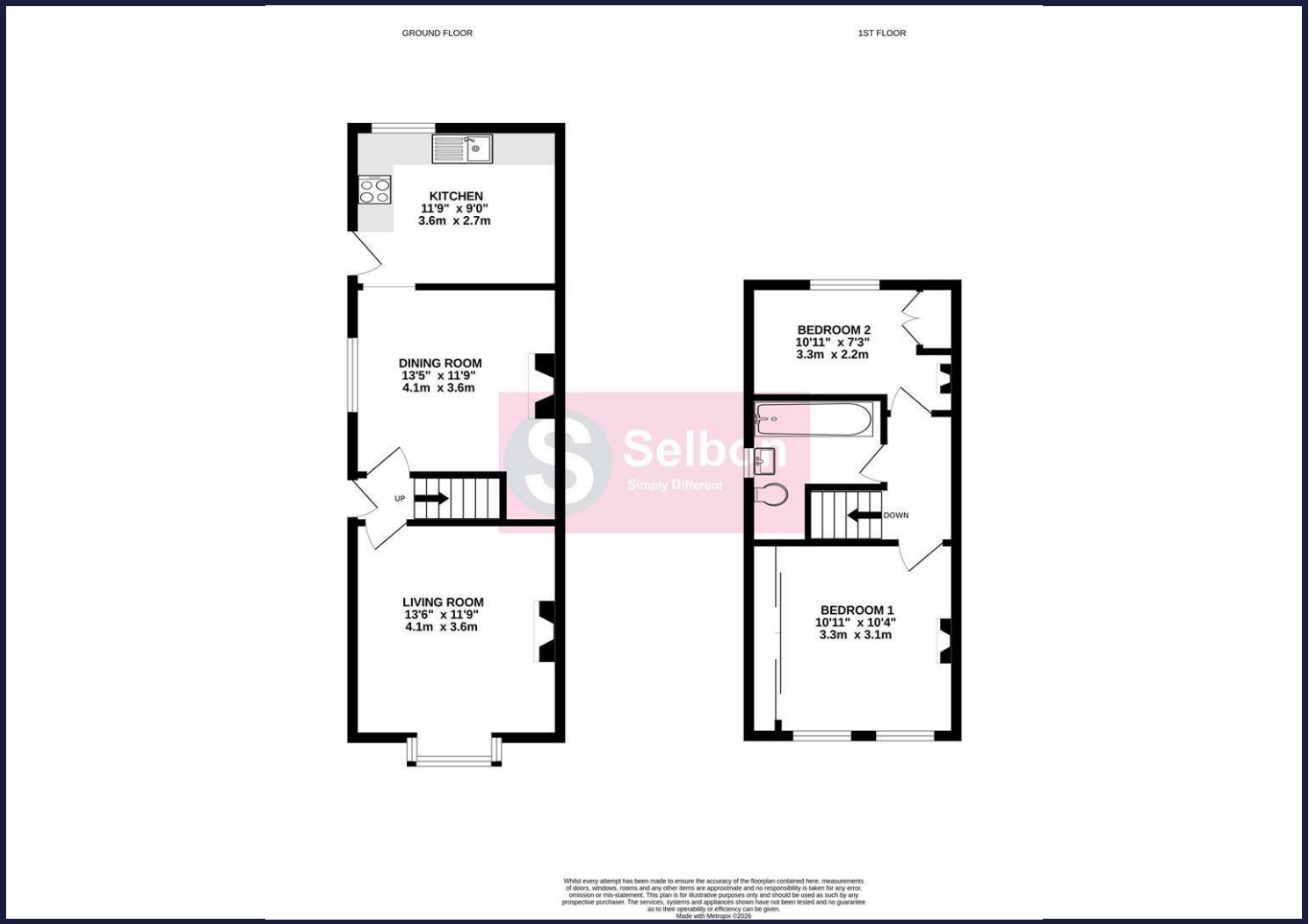








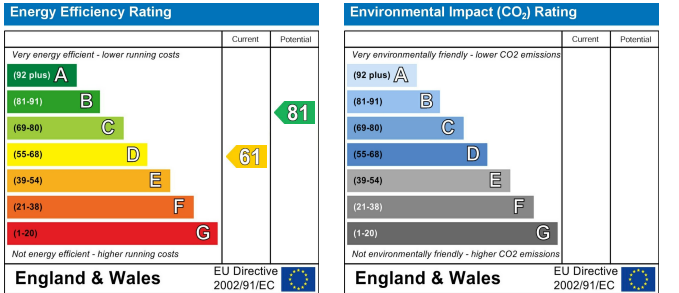
Floor Plans



Area Map



Energy Performance Graph



Council Tax Band: C