



**Selbon**

Residential sales & lettings

Compton Close, Church Crookham,  
Hampshire, GU52 6JQ

Offers over £450,000 Freehold



**01252 979300**  
Selbonproperty.co.uk

- Semi-Detached Family Home
- Three Bedrooms
- Kitchen & Conservatory
- Approx. 50ft. Rear Garden
- Potential to Extend (S.T.P.P)
- Cul-De-Sac Location
- Living/Dining Room
- Family Bathroom
- Driveway Parking & Garage
- Close to Local Schools & Amenities

Selbon Estate Agents are delighted to offer to the market, for the first time since new, this three bedroom semi-detached family home, ideally situated in a cul-de-sac location in the Church Crookham area of Fleet.

The property is located close to local amenities, outdoor space and excellent local schools. The current catchment areas include: Tweseldown Infant school, Church Crookham Junior school and Court Moor Secondary school.

On entering the property you are welcomed into a porch which in turn leads to the entrance hallway with stairs to the first floor. The ground floor accommodation includes; front aspect living room which opens to the dining room, a kitchen and a conservatory.

The kitchen comprises; eye and base level cupboard and drawer units with roll top work surfaces. Inset sink, space for utilities, built-in oven and hob.

To the first floor there are three bedrooms and a shower room.

Externally the well-manicured rear garden measures approximately 50ft. in length by 30ft. in width and is predominately laid to artificial lawn with well-stocked shrubs and planting. Immediately to the rear of the property is a patio area.

To the front the garden has a good stock of evergreen shrubs and borders. The driveway provides off-street parking for several vehicles and leads to a single garage with electric roller door with two electronic fobs.

The property is in need of some modernisation and has the potential to extend subject to usual planning permissions. We are advised that the property was underpinned in 1990 due to subsidence.

For those seeking the outdoor life, Velmead Woods, Tweseldown, Fleet pond and the Basingstoke canal are all close by, offering a wealth of beautiful walking, running and cycling routes. Fleet town centre with an array of shops, bars and restaurants and the mainline railway station are a short drive away (under 2 miles distance) and there are excellent road links including the M3 & A3.









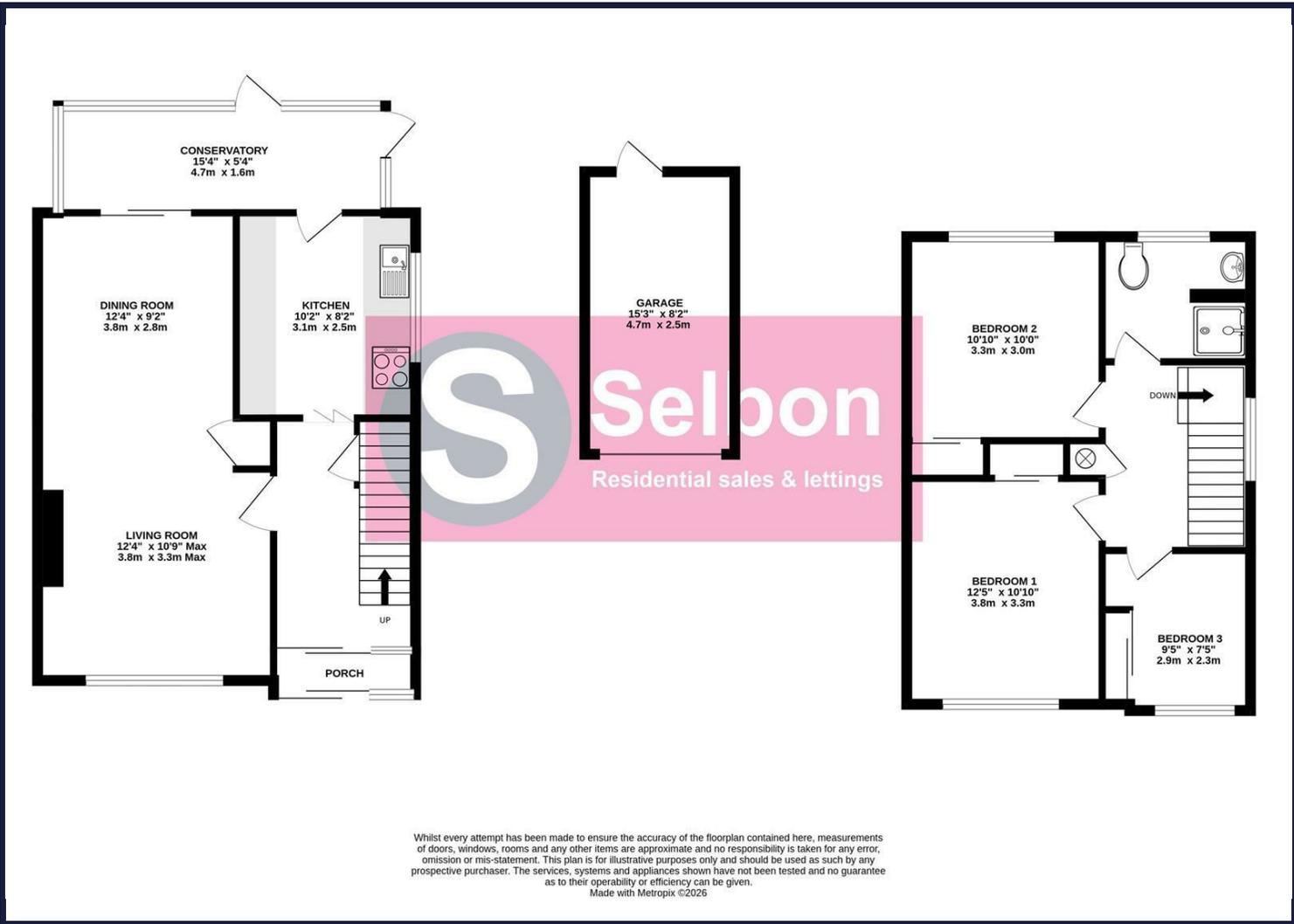




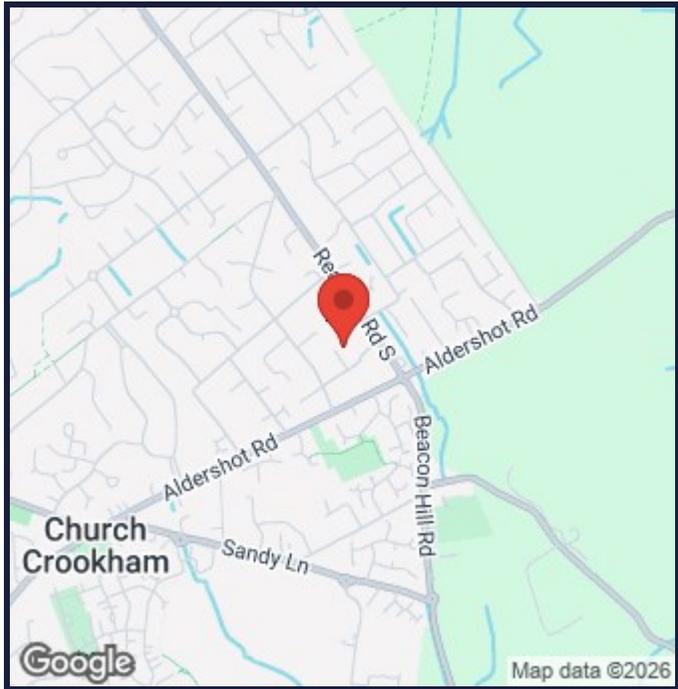




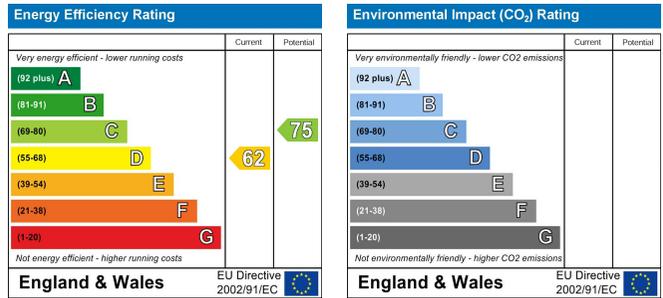
## Floor Plans



## 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

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### Selbon Property Services Ltd

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