



Selbon

Simply Different

Andrews Close, Church Crookham, Fleet,
Hampshire, GU52 6HF

Guide price £525,000 Freehold

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01252 979300
Selbonproperty.co.uk

- No Onward Chain
- Scope to Extend STPP
- In Need of Modernisation
- Enclosed Rear Garden
- Sought After Location
- Spacious and Flexible Accommodation
- Garage with Ample Driveway Parking
- Cul-De-Sac Location
- Close Proximity to Local Shops
- Close Proximity to Local Schools

Selbon Estate Agents are delighted to offer to the market this three-bedroom detached bungalow which is situated, within a sought-after cul-de-sac location within Church Crookham. Benefits to this property include ample driveway parking, three generous bedrooms, scope to extend STPP and no onward chain.

Accommodation comprises of a vast entrance hall which sets the scene for exploring this property. The living room sits at the back of the property and opens into the conservatory which overlooks and gives access to the rear garden. The kitchen offers worktops, plenty of storage, a range of integrated appliances and space for additional appliances. Within the kitchen a door leads to the side of the property and the rear garden. The shower room and separate toilet area sit at the front of the property with the shower room offering a sink and walk in shower. The accommodation is finished with three spacious bedrooms with bedroom one benefiting from built in wardrobe space.

Outside the enclosed rear garden is mainly laid to lawn with established flowers, shrub beds and trees throughout. Outside the back of the property a generous patio area can be found which is ideal for alfresco dining. At the front of the property, you have ample driveway parking leading to the garage.

Added benefits include gas central heating and double glazed windows.

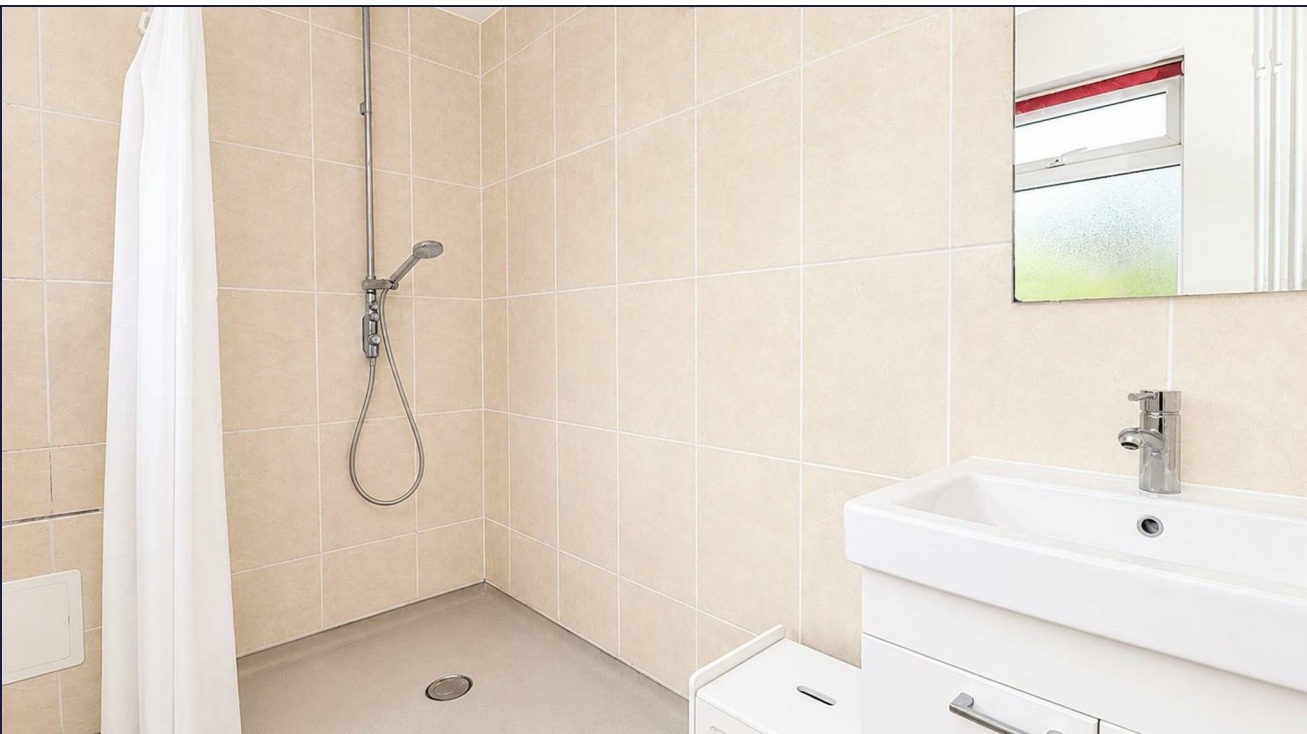
Please note probate has been submitted but not currently granted.

The property is located within close proximity of local shops and schools and is a short distance from Fleet town centre with an array of shops, bars and restaurants, Fleet mainline railway station and access to the M3 are a short drive away and there is easy access to a wealth of walking, running and cycling routes.

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.





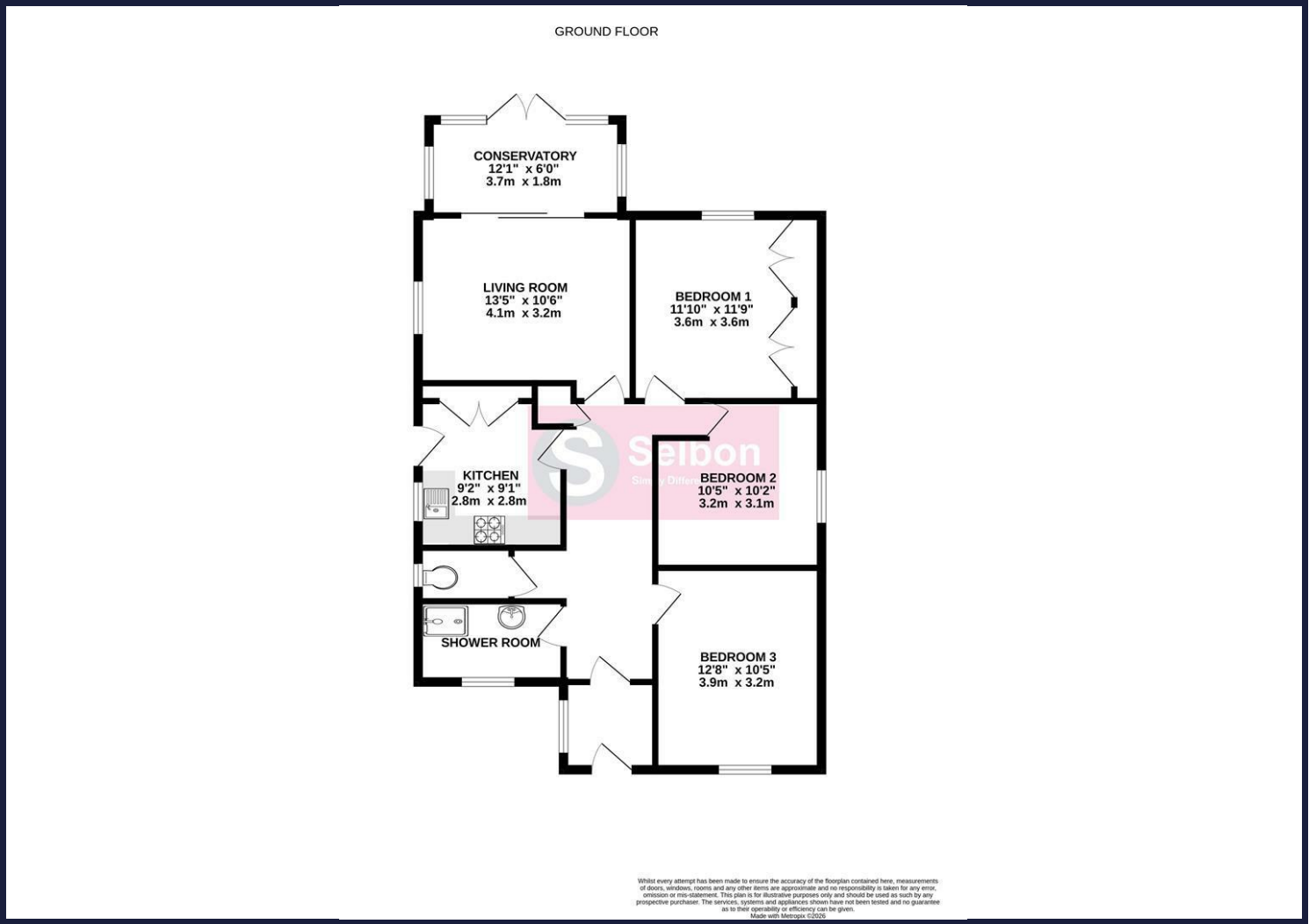








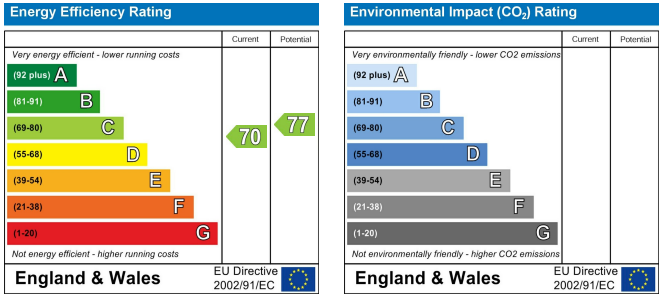
Floor Plans



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: D