



Selbon

Simply Different

Crookham Road, Fleet,
Hampshire, GU51 5DT
Guide price £500,000 Freehold

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01252 979300
Selbonproperty.co.uk

- Sought After Location
- Spacious and Flexible Accommodation
- Ample Driveway Parking
- Exposed Beams
- Close Proximity of Fleet High Street
- Backing onto Basingstoke Canal
- Enclosed Rear Garden
- Two Bathrooms
- Feature Fireplace
- Kitchen

Selbon Estate Agents are delighted to offer to the market this three-bedroom semi-detached cottage which is situated within the sought-after area of Fleet. Benefits to this property include a 21ft living/dining room with exposed beams and a feature fireplace, two bathrooms, ample driveway parking and the added bonus of direct access from the garden to Basingstoke canal.

Accommodation comprises of an entrance hall which opens into the light and airy living/dining room which offers exposed beams and a feature fireplace. The well-presented kitchen sits at the rear of the property and offers a range of units, work surfaces, integrated appliances and additional space for appliances. The ground floor is completed by the spacious downstairs W.C and a stable door giving access to the garden.

On the first floor there are three generous bedrooms which all benefit from built in storage space. The main bedroom offers an en-suite shower and bedroom two offers a toilet and sink. The first-floor accommodation is finished with the main bathroom which offers a sink, toilet and bath with shower overhead.

The courtyard garden offers a high degree of privacy with a mixture of flowers, raised flower beds, trees and shrubs. At the rear of the property, you have a generous patio area which is ideal for alfresco dining and at the bottom of the garden a set of steps lead to a gate which gives direct access to Basingstoke canal. At the front of the property, you have ample driveway parking.

Added benefits include gas central heating and double glazed windows throughout.

Fleet town centre offers a variety of shops, bars, and restaurants. For commuters, there is easy access to the M3, A30, and A3, with Fleet mainline station (Waterloo line) a short distance away.

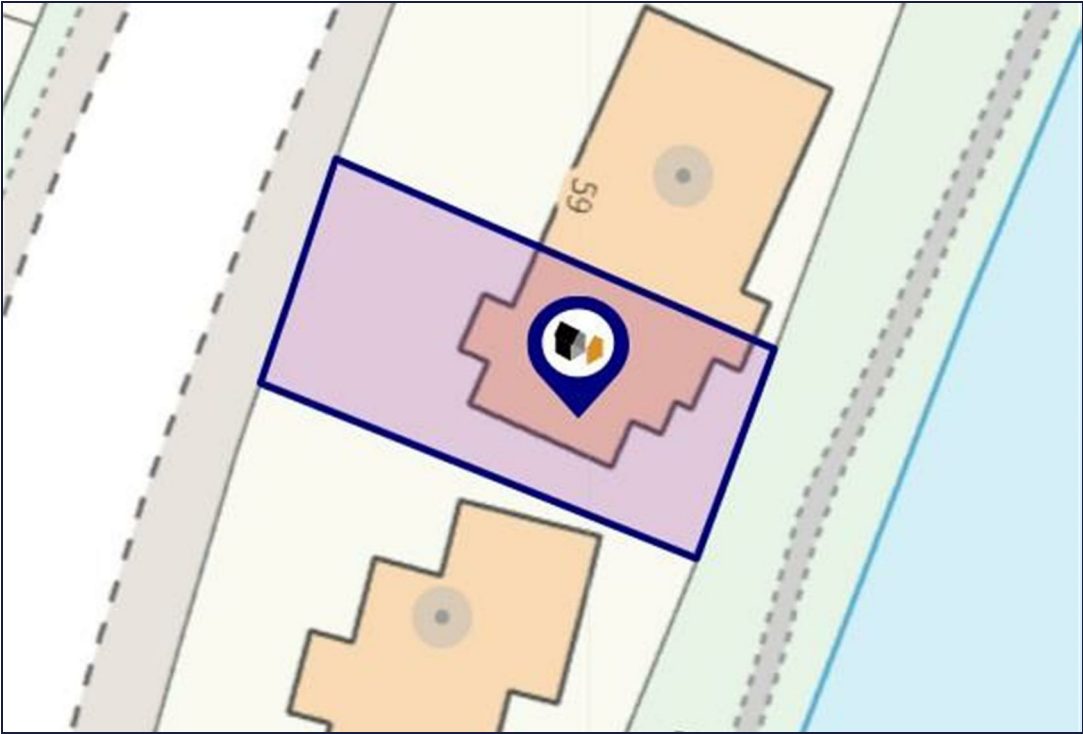
The property also falls within the catchment area for some of Fleet's most sought-after schools. For those who enjoy the outdoors, Fleet Pond and the Basingstoke Canal are both within close proximity.





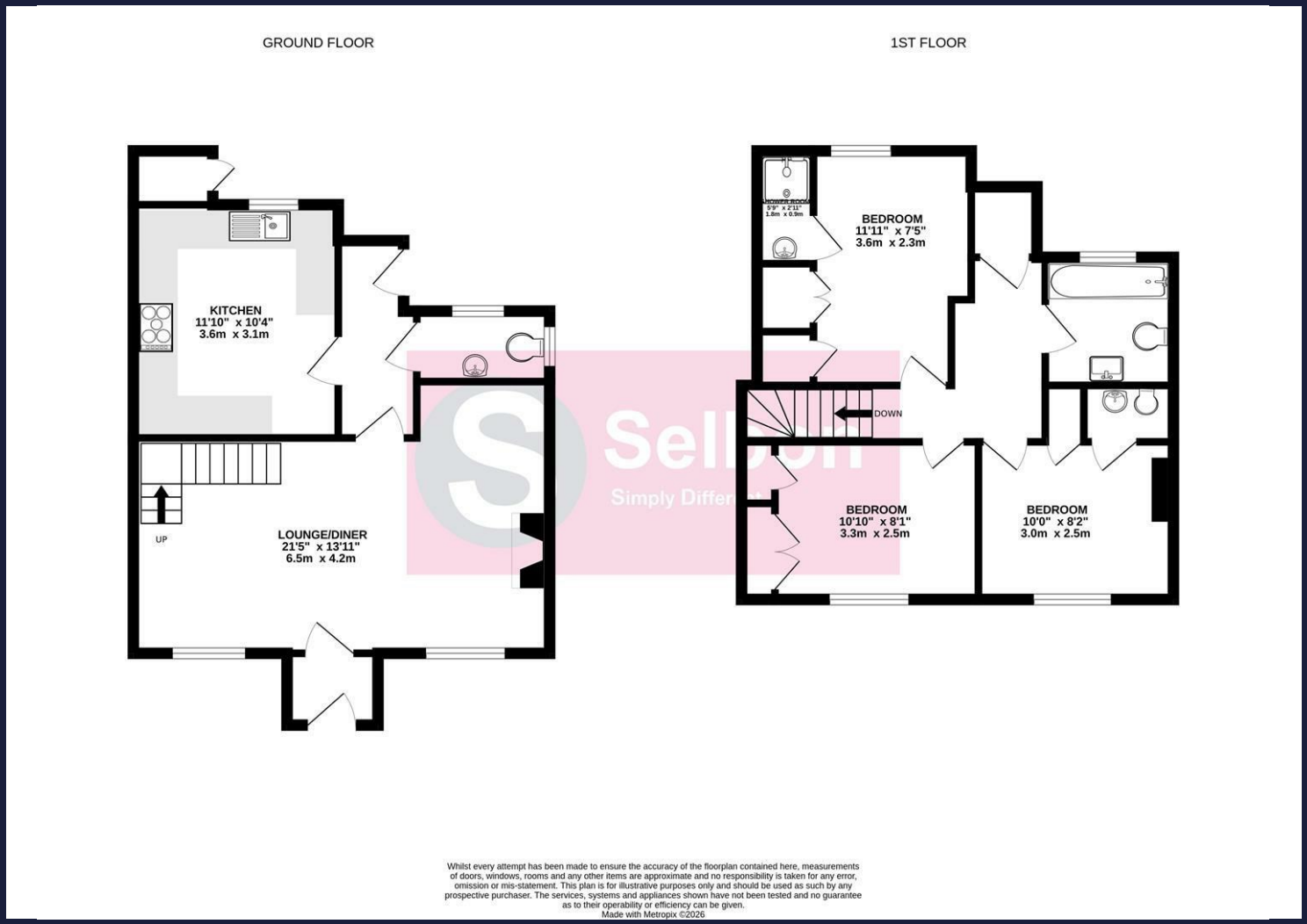




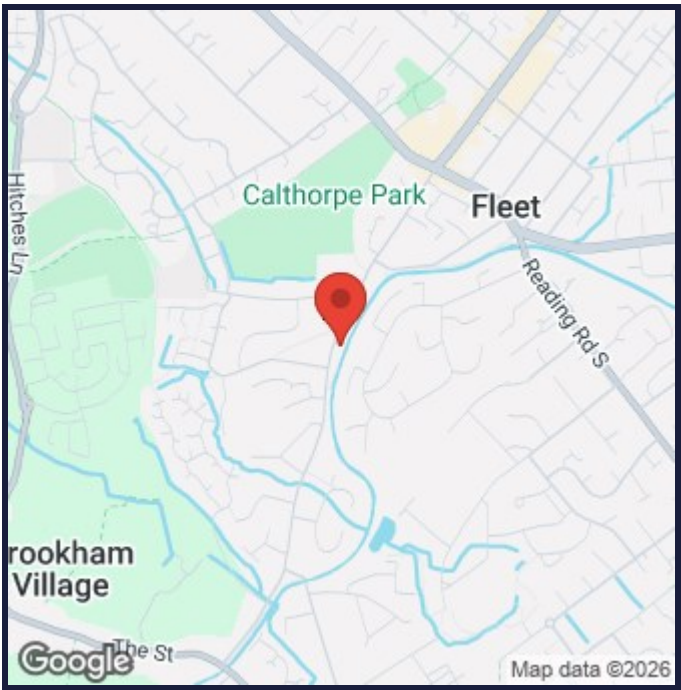




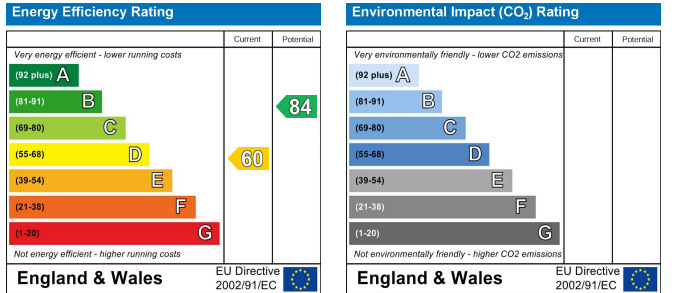
Floor Plans



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