



Selbon

Simply Different

Chesilton Crescent, Church Crookham,
Hampshire, GU52 6PA
Guide price £575,000 Freehold



01252 979300
Selbonproperty.co.uk

- Three Bedroom Semi-Detached Family Home
- Living Room & Study
- Utility Room & Cloakroom
- Re-Fitted Four Piece Bathroom
- Close to Local Schools & Amenities
- Extended and Re-Furbished
- 26ft. Kitchen/Breakfast/Dining Room
- Re-Fitted Kitchen With Bi-Folding Doors to Garden
- South-Westerly Facing Rear Garden
- Driveway Parking

Selbon Estate Agents are delighted to offer to the market this extended three bedroom semi-detached family home, ideally located in this non-estate location in Church Crookham. The property has been renovated and significantly enhanced by the current owners to create stylish, open plan living space ideally for modern living.

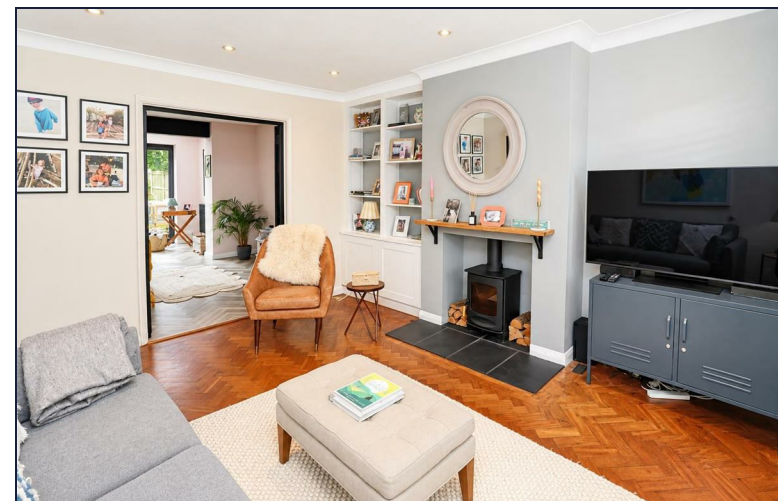
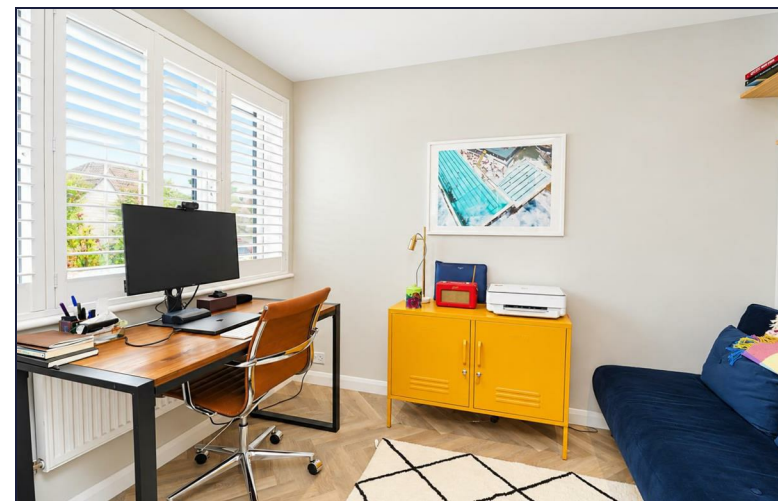
On entering the property you are welcomed into a reception hallway with stairs to the first floor with storage cupboard. The principle accommodation includes an impressive 26ft. open plan kitchen/breakfast/dining room which has been re-fitted to a high specification and offers versatile living space with every day practicality. Bi-folding doors open to the rear garden and allow an abundance of natural light to flow into the room. In addition there is a living room with feature log burner, a study, utility room and cloakroom to the ground floor.

To the first floor are three generous bedrooms and a four piece family bathroom. The re-fitted bathroom features a standalone oval tub with central mixer tap, double shower cubicle, hand wash basin and a W.C.

Externally the South-Westerly facing rear garden is predominately laid to lawn with spacious patio area immediately to the rear of the property. Towards the rear of the garden steps lead to a further area of patio with raised flower beds and garden shed with lighting. To the front is a further area of lawn and a driveway providing off-street parking.

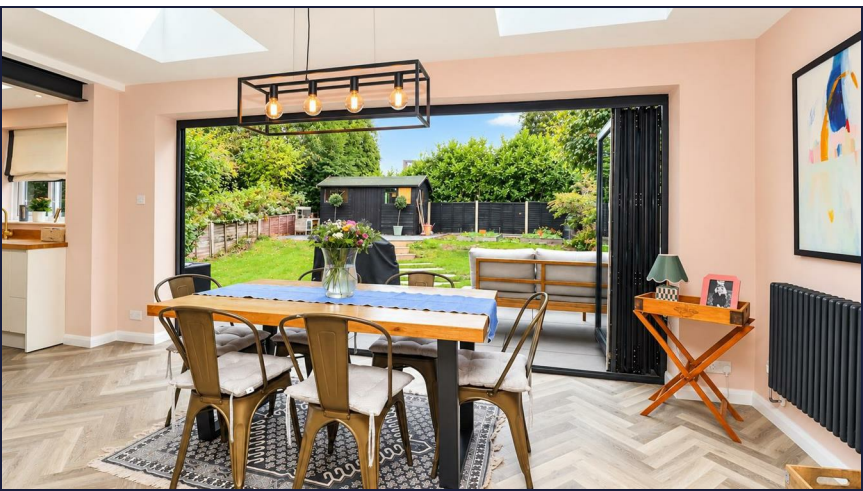
The current school catchment areas include: Tweseldown Infant school, Church Crookham Junior school and Court Moor Secondary school.

Local amenities are a stones throw from the property as well as an abundance of outdoor walking, running and cycling space. Fleet town centre is within a short drive away with an array of shops, bars and restaurants, Fleet mainline railway station and access to the M3 are also within easy reach.













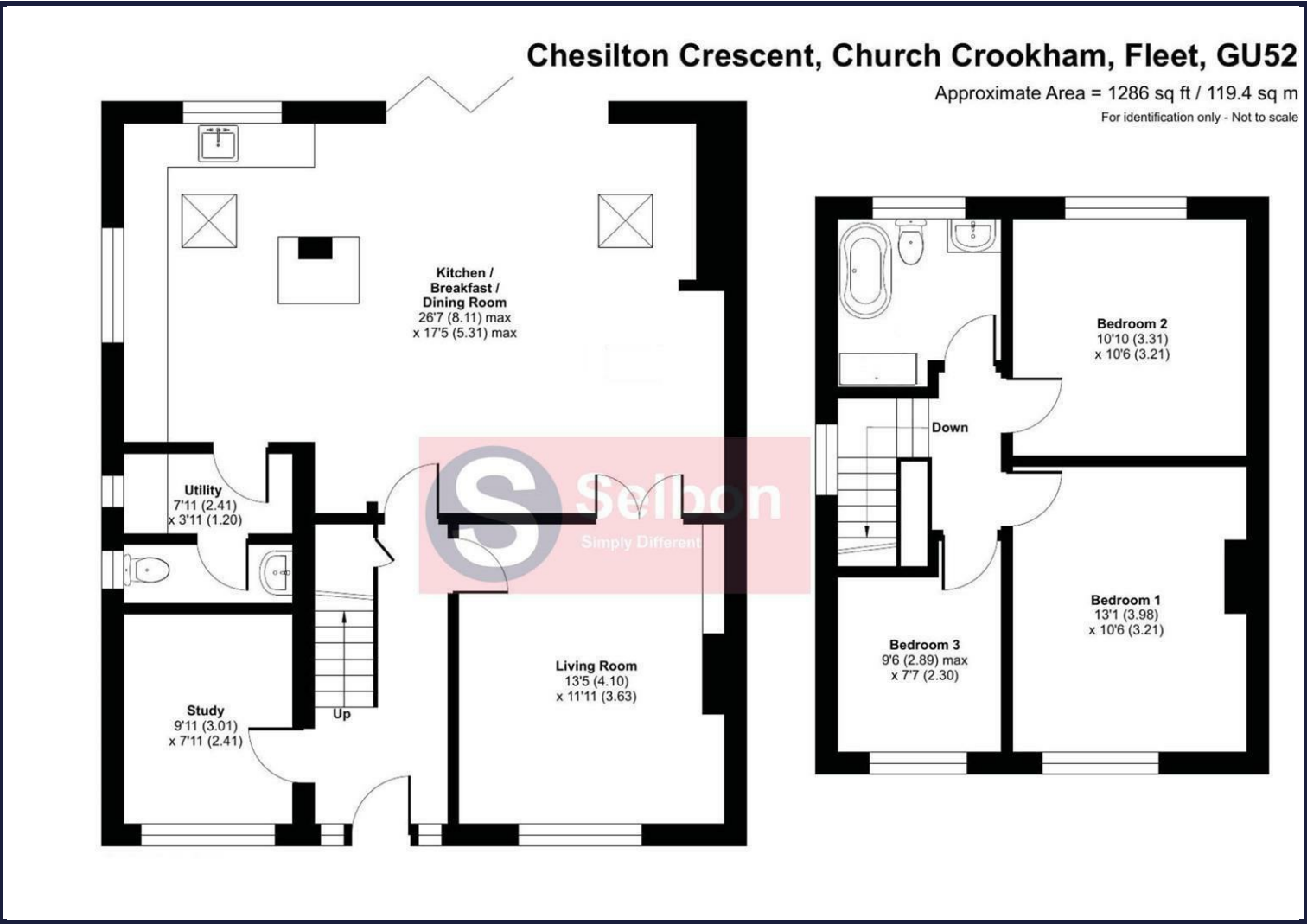








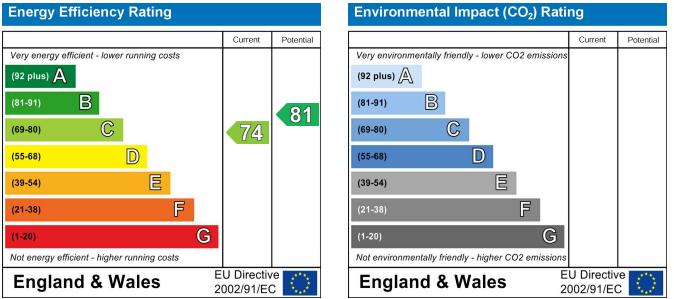
Floor Plans



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

We give notice that these particulars are produced in good faith and in accordance with the Digital Markets, Competition and Consumers Act 2024 (DMCC Act). They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Selbon has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Selbon Property Services Ltd
Registered Office, 16 Levignen Close, Church Crookham, Fleet, Hampshire, GU52 0TW
Company Registration Number: 12108205 VAT Number: 370 7956 65
Tel: 01252 979300 **Email:** sales@selbonproperty.co.uk