

Selbon
Simply Different

Cranford Avenue, Church Crookham,
Hampshire, GU52 6QU

Offers over £500,000 Flying Freehold

4 2 2 D

01252 979300
Selbonproperty.co.uk

- Extended Semi Detached Home
- Bedroom 4 With En suite (Ground Floor)
- 3 Bedrooms & Family Bathroom
- Enclosed Northerly Garden Measuring 80ft.
- Driveway Parking
- Open Plan Lounge/Dining Room
- Kitchen/Breakfast Room & Utility Room
- Gas Radiator Heating & Double Glazed Windows
- Summer House/Home Office/Studio
- Catchment For Sought After Schools







Selbon Estate Agents are delighted to offer to the market this extended semi-detached family home conveniently situated in a no through road location, in this ever popular area of Church Crookham.

The property offers in our opinion, spacious and flexible living accommodation, ideally situated within close proximity of some of Fleet's most sought after schools.

The home is in need of some tender loving care and potential purchasers should note that part of the property is flying/creeping freehold, with part of the rear garden of this home and some of the front accommodation of the neighbouring home, being affected. We recommend that all potential buyers make their own enquiries, to satisfy their understanding of the situation.

The front door leads to the entrance hall, which has stairs to the first floor landing and a door to the open plan lounge/dining room. Off the dining room you will find bedroom 4 which has fitted wardrobes and an en-suite shower room.

To the other side of the dining room is the kitchen/breakfast room with ample work surfaces, eye and base level storage units, appliance space and a door leading to a utility room with worktops, a sink, storage units and a door to the rear garden.

The first floor landing has doors leading to the 3 bedrooms (2 large doubles and a good size single with fitted wardrobes and there is a good size family bathroom.

Further benefits include gas radiator heating, double glazed windows, driveway parking for 3 cars, an enclosed 80ft. rear garden with a detached summer house/home office/studio, ideal for entertaining or for those looking to work from home.

There is easy access to Fleet town centre with an array of shops, bars and restaurants. Fleet mainline station (London Waterloo) and excellent road links including the M3, A30 & A30 are also within easy reach.

For those who enjoy the outdoors there are many local outdoors spaces offering lovely walking, running and cycling route. A viewing is highly recommended.





























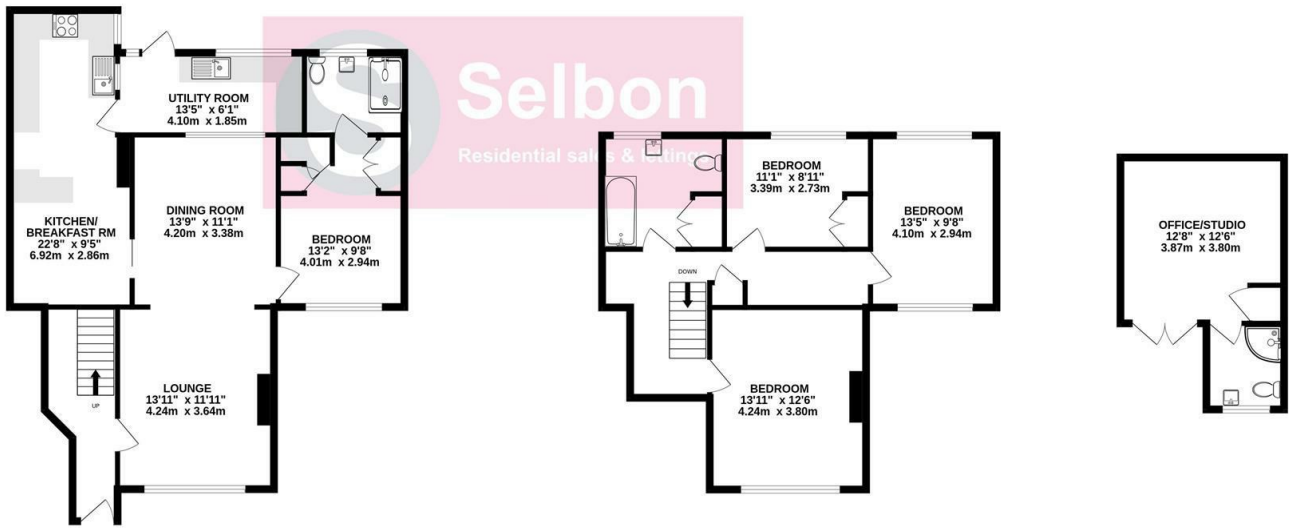








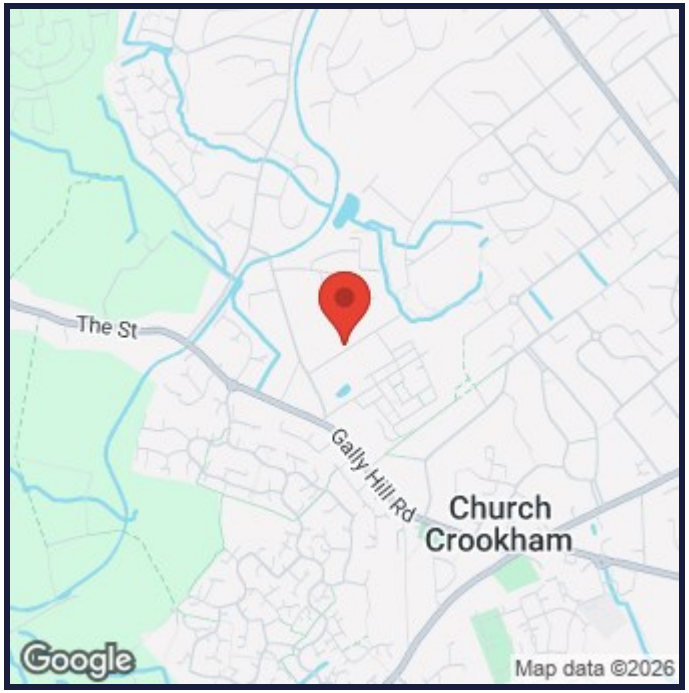
Floor Plans



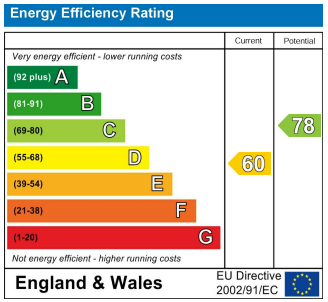
TOTAL FLOOR AREA : 1645 sq.ft. (152.8 sq.m.) approx.

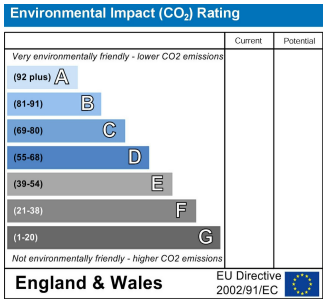
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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: E

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