



**Selbon**

Residential sales & lettings

Silver Park Close, Church Crookham, Fleet,  
Hampshire, GU52 6BP

Offers in excess of £600,000 Freehold



**01252 979300**

[Selbonproperty.co.uk](http://Selbonproperty.co.uk)



- Extended Detached Family Home
- 18ft Lounge & 19ft Dining Room
- 12ft Kitchen & 10ft Utility Room
- Gas Radiator Heating & Double Glazed Windows
- Driveway Parking
- Entrance Hall & Cloakroom
- Converted Garage & Conservatory
- 4 Bedrooms, En Suite & Family Bathroom
- Enclosed Rear Garden
- Cul De Sac Location

Selbon Estate Agents are delighted to offer this extended detached family home to the market, conveniently situated, in the corner of a cul de sac, close to Fleet's sought after schools and with easy access to Fleet town Centre.

Having been subject to a single storey extension to the side, offering a dining room and utility room, further remodelling, involving the unofficial conversion of the garage, to create a games room and office space with the home offering versatile accommodation, suiting modern day living.

Accessed via a driveway leading to the front door, which in turn gives access to the entrance hall with stairs to the first floor landing and doors to a cloakroom with a white suite, 12ft kitchen, 18ft 'L' shaped lounge and a 14ft games room, which has a door to the 9ft office.

The kitchen has worksurfaces, a range of eye and base level storage units and appliance space, a door gives access to the utility room with worksurfaces, a sink and appliance space, as well as a door to the side of the house.

The lounge has double glazed French doors to the 17ft conservatory, as well as the 19ft dining room.

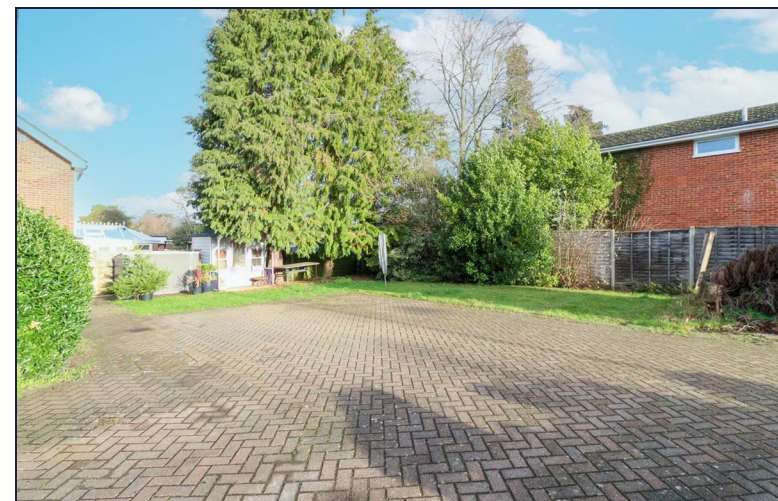
The landing gives access to a loft and there are doors leading to 4 bedrooms, the main bedroom has a refitted en suite and there is a refitted family bathroom.

Further benefits include gas radiator heating, double glazed windows, an attached garage (converted to games room & office), driveway parking for several cars & an enclosed south westerly facing garden.

The property is conveniently located for both Heatherside Infant & Junior schools, Fleet Infants, Velmead Junior school and Courtmoor school. There is easy access to Fleet town centre with an array of shops, restaurants and pubs, as well as the mainline train station (Waterloo Line).

For those who like the outdoors, there are excellent walking and cycling routes nearby including Velmead woods, Caesars camp, Edenbrook nature reserve & the Basingstoke canal.

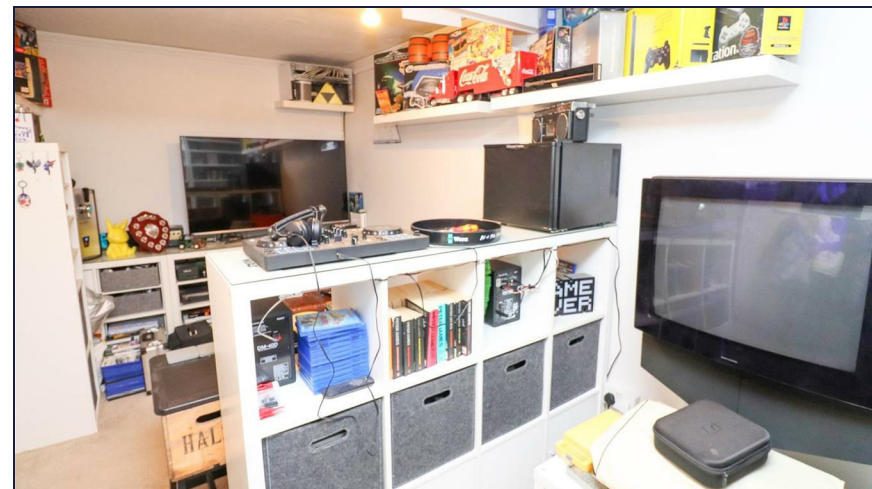
We highly recommend an early viewing.

























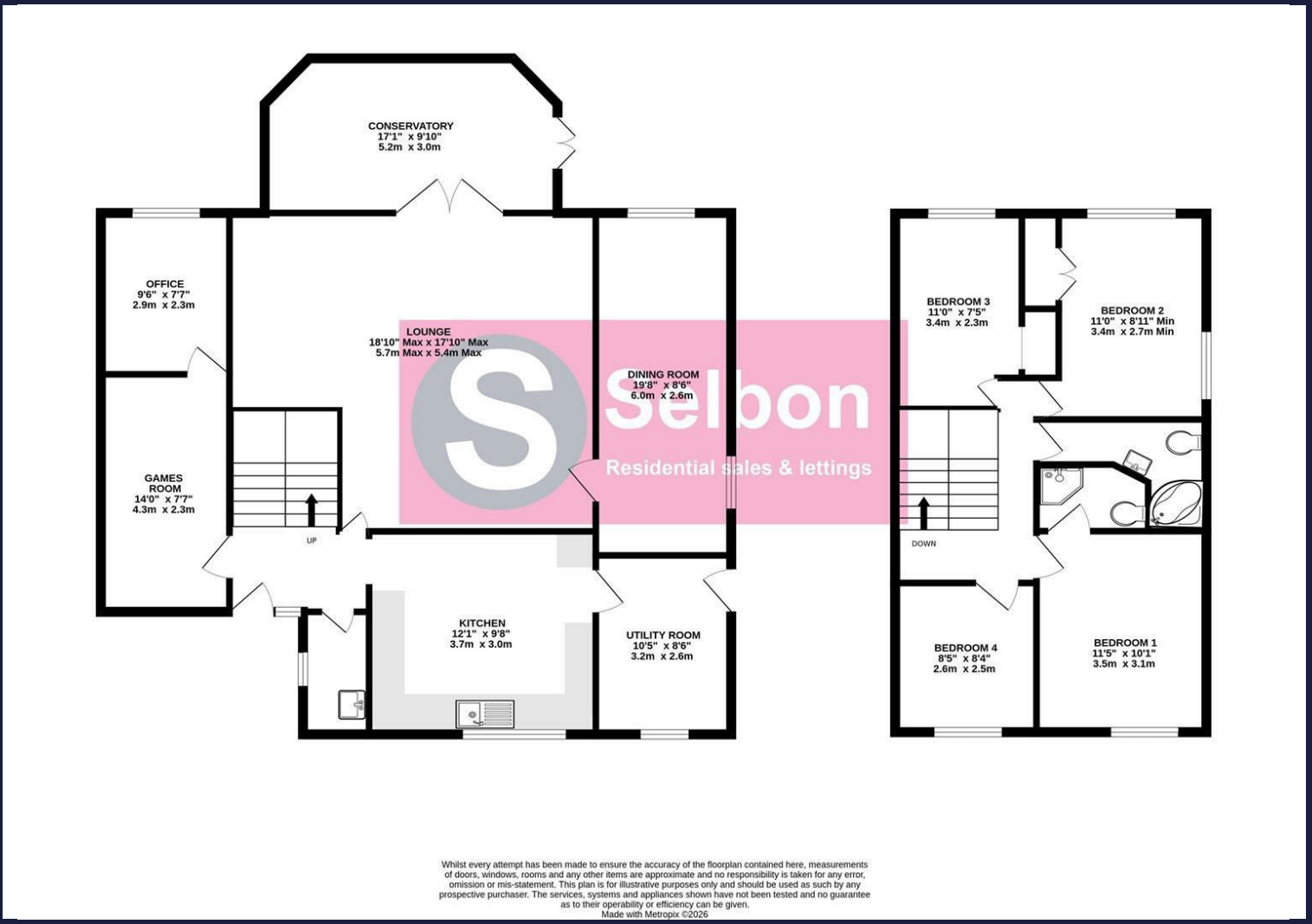








Floor Plans

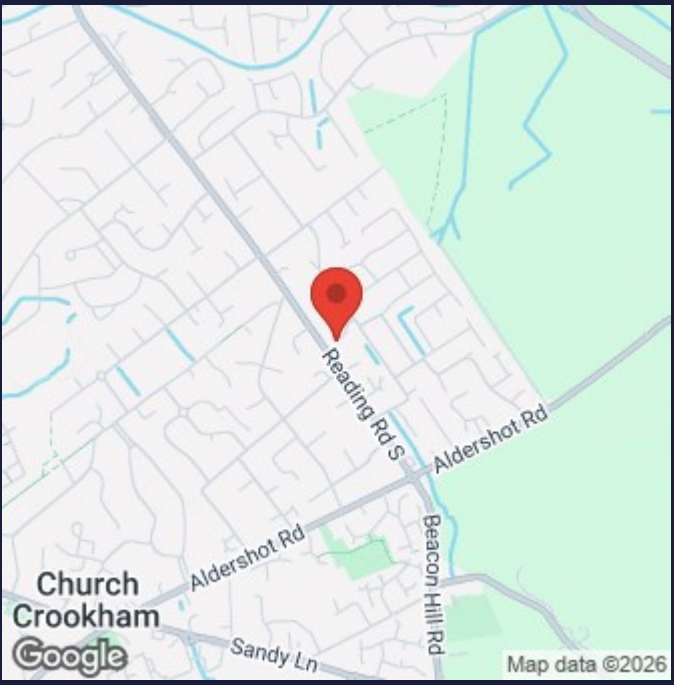


Viewing

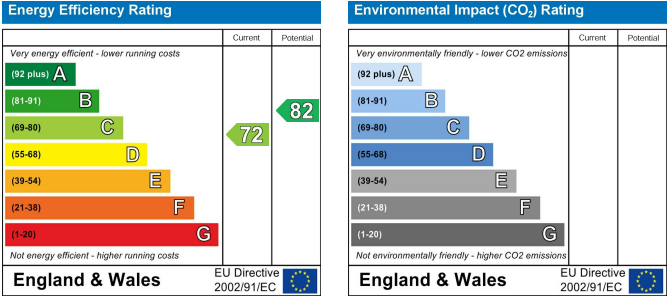
For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

We give notice that these particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR). 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.

Area Map



Energy Performance Graph



Council Tax Band: E