



**Selbon**

Residential sales & lettings

Hawkwell, Church Crookham,  
Hampshire, GU52 8XF

Offers over £650,000 Freehold



**01252 979300**

Selbonproperty.co.uk

- Detached Family Home
- 20ft. Living Room with Doors to Garden
- Utility Room & Cloakroom
- Mature Corner Plot
- Cul-De-Sac Location in Church Crookham
- Four Bedrooms
- Kitchen & Dining Room
- En-Suite to Bed 1 & Family Bathroom
- Driveway Parking & Garage
- Close to Local Schools & Amenities

Selbon Estate Agents are delighted to offer to the market this four bedroom detached family home, situated in this non-estate location in Church Crookham.

The location is excellent for local schooling and is currently in the catchment area for Tweseldown Infant school, Church Crookham Junior school and Courtmoor Secondary school.

On entering the property you are welcomed into a reception hallway with stairs to the first floor and a cloakroom. The principle living accommodation includes; 20ft. living room, dining room, kitchen and utility room.

The kitchen comprises; eye and base level cupboard and drawer units under a marble effect roll-top work surface. Inset sink with mixer tap, built-in double oven, hob with extractor over and a dishwasher. Space for American fridge/freezer. Adjacent to the kitchen is a utility room with space for washing machine and tumble dryer.

To the first floor are four bedrooms which are all fitted with wardrobes and a family bathroom. Bedroom one also benefits from an en-suite shower room.

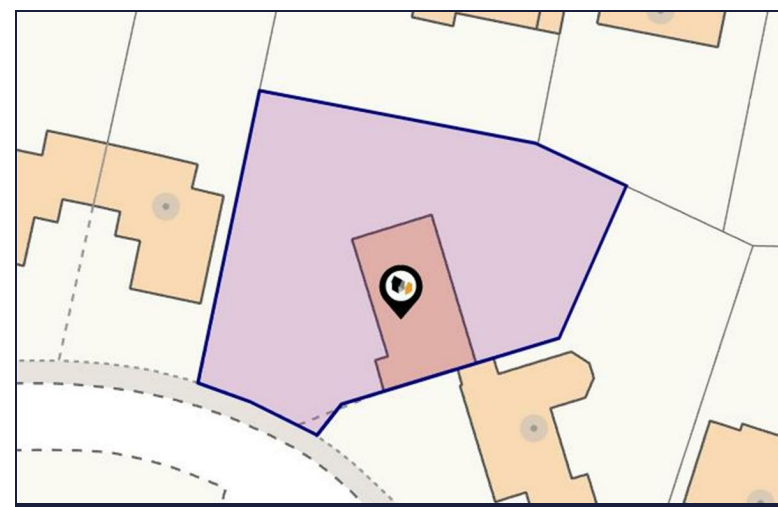
Of particular note is the fantastic plot this property occupies (being around 0.17 of an acre). The property itself is position in the front centre which means the garden wraps around three elevations.

The garden is predominately laid to lawn with a patio area and mature planting and evergreen borders.

To the front is a raised area of lawn. The driveway provides off-street parking which leads to a garage.

The property has scope to extend subject to usual planning permissions.

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. Fleet town centre with an array of shops, bars and restaurants and the mainline railway station are a short drive away and there are excellent road links including the M3 & A3 giving access to many local towns and village.









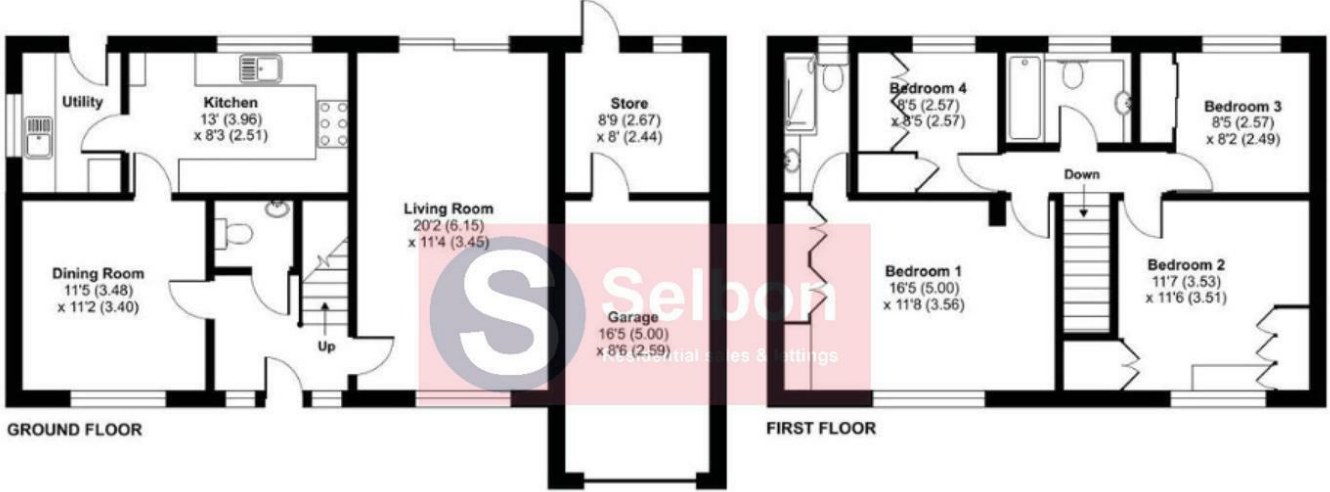




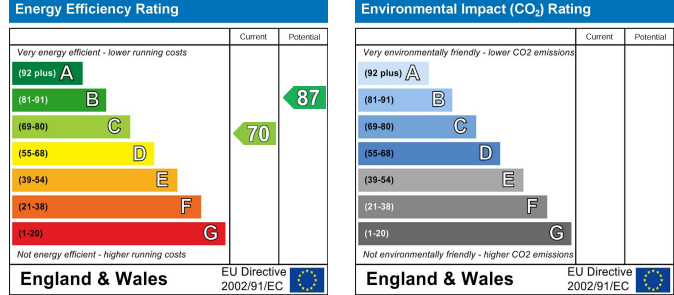




### Hawkwell, Church Crookham, Fleet, GU52



### Energy Performance Graph



Viewing

Council Tax Band: F

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

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