



Selbon

Simply Different

Green Leys, Church Crookham, Fleet,
, GU52 6PN

Offers over £450,000 Freehold



01252 979300

[Selbonproperty.co.uk](https://www.selbonproperty.co.uk)

- Semi-Detached Family Home
- Living/Dining Room
- Family Bathroom & Downstairs Shower Room
- Driveway Parking & Garage
- Close to Local Schools & Amenities
- Three Bedrooms
- Kitchen & Conservatory
- Southerly Facing Rear Garden
- Cul-De-Sac Location
- No Onward Chain

Selbon Estate Agents are delighted to offer to the market this three bedroom semi-detached family home, situated in a cul-de-sac location in Church Crookham.

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

On entering the property you are welcomed into a porch area with stairs to the first floor, door leading to the living room and a downstairs shower room. Opening from the living room is a dining room with patio doors to the conservatory.

The kitchen comprises eye and base level units. Inset sink with mixer tap, built-in appliances include; hob with extractor over, oven and microwave. Space and plumbing for washing machine and dishwasher. Space for upright fridge/freezer. A door from the kitchen also leads to the conservatory. The 16ft. conservatory has French doors to the rear garden.

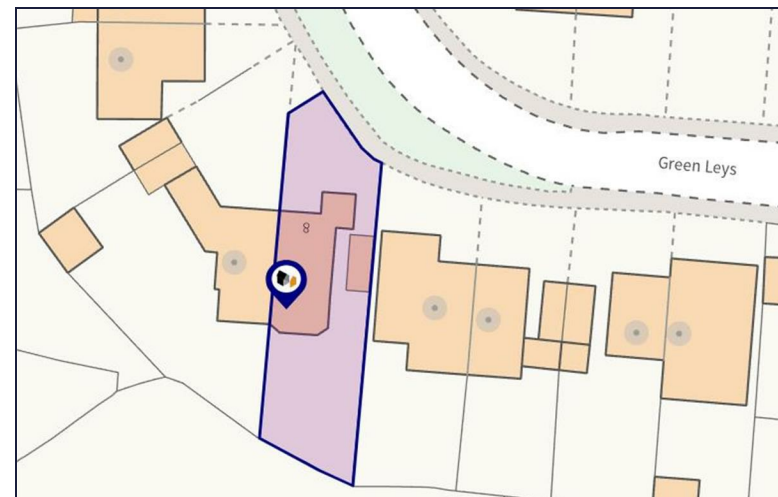
To the first floor are three bedrooms (2 doubles and a single) and a bathroom. The bathroom comprises; panel enclosed bath, low level W.C. and hand wash basin.

Externally the Southerly facing rear garden is predominately laid to lawn with flower beds and evergreen borders with timber fencing. Immediately to the rear of the property is a patio area. Side access leads to a gate with access to the front/

To the front is a further area of lawn and block paved driveway providing off-street parking which leads to a garage.

The garage has an up and over door and a courtesy door to the rear garden.

The property is located within close proximity of local shops. Fleet town centre is a short drive with an array of shops, bars and restaurants, Fleet mainline railway station and access to the M3 are a short drive away and there is easy access to walking, running and cycling routes.





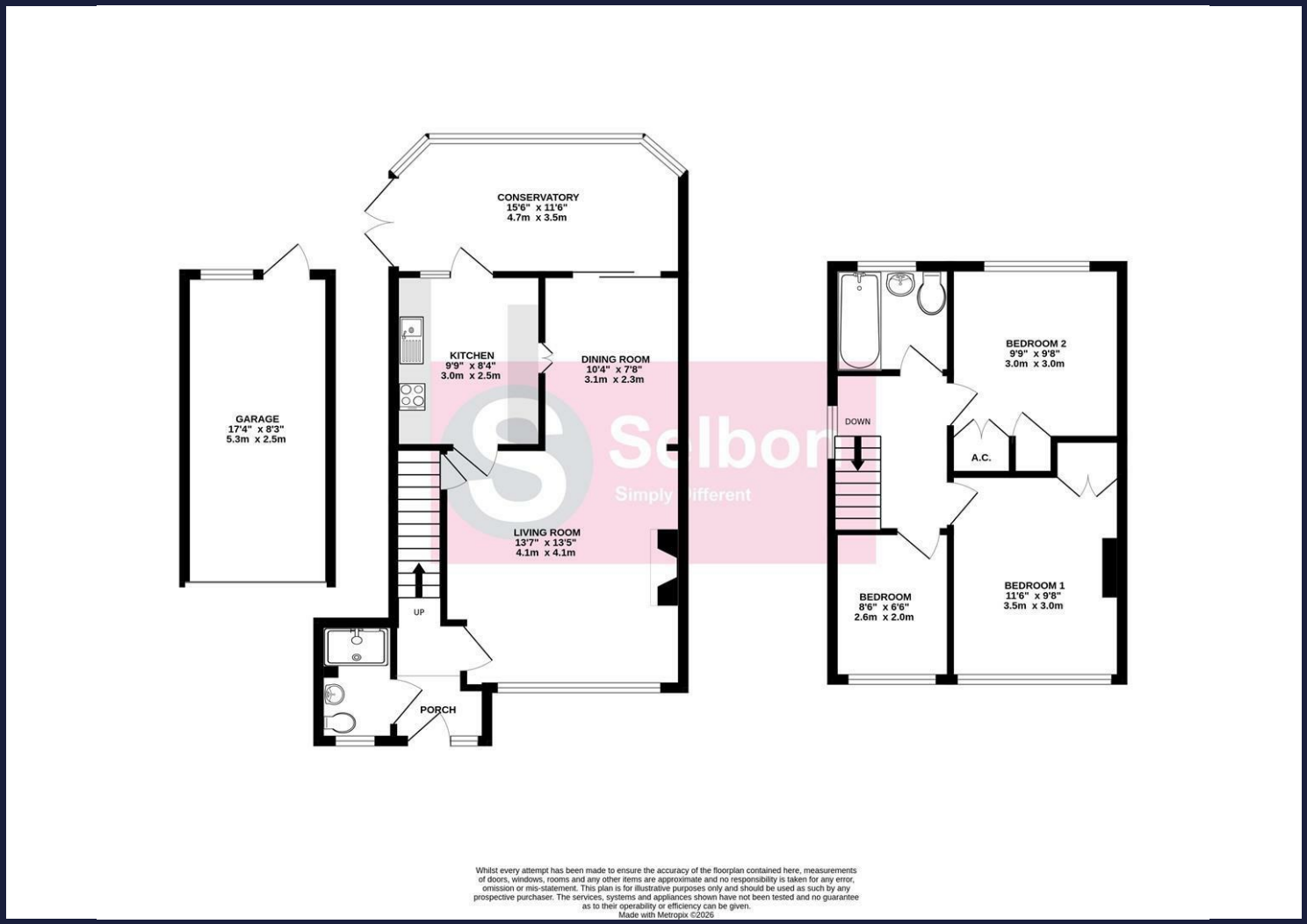








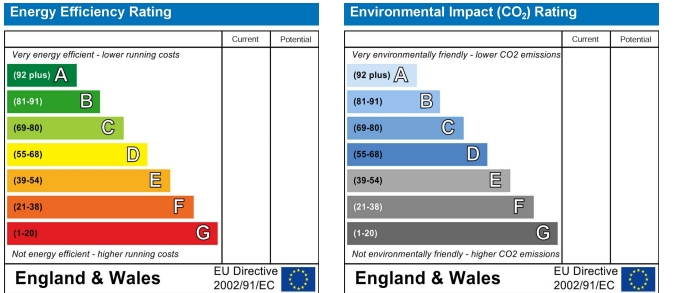
Floor Plans



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: D