

Selbon
Simply Different

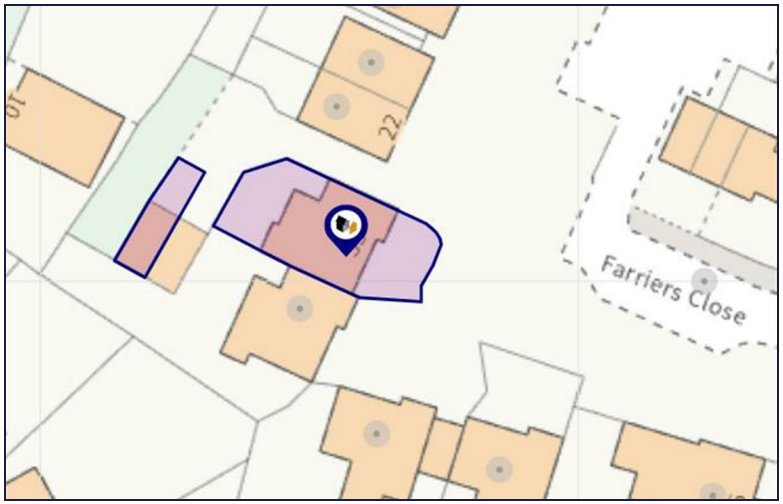
Farriers Close, Church Crookham, Fleet,
Hampshire, GU52 0RW

Guide price £500,000 Freehold

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01252 979300
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- Semi-Detached Family Home
- Garden Room & Dining Room
- Three Double Bedrooms
- Parking Space & Garage
- Close to Local Schools & Amenities
- 17ft. Living Room
- 19ft. Re-Fitted Kitchen/Breakfast Room
- En-Suite Shower Room & Family Bathroom
- Cul-De-Sac Location
- Planning Permission In Place (Loft Conversion & Ground Floor Re-Configuration)







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

The living room measures approximately 17ft. in length with front aspect window and feature fireplace. The 19ft. re-fitted kitchen/breakfast room boasts eye and base level cupboard and drawer high gloss units under a Walnut block work surface. Inset stainless steel sink with mixer tap, built-in electric oven, gas hob with extractor over, integrated dishwasher and wine fridge. Space and plumbing for washing machine, tumble dryer and American fridge/freezer.

Further ground floor accommodation includes a dining room, garden room and downstairs cloakroom.

To the first floor are three double bedrooms and a family bathroom. Bedroom one boasts a re-fitted en-suite shower room comprising; shower cubicle with Aqualisa rain shower and remote control, W.C., hand wash basin and built-in vanity units. The family bathroom has a panel enclosed bath with mixer tap and shower over, W.C. and a hand wash basin.

Externally the rear garden is laid to artificial lawn with patio area and enclosed by timber fencing. A gate leads to car parking and the garage. The garage has been converted by the current owners.

The property is conveniently located for local schools and is currently in the catchment area for Dogmersfield CE Primary school and Courtmoor secondary school.

There is planning in place for a loft conversion and re-configuration to the ground floor with approx. 4 years remaining. Ref. No. 25/01763/LDC

Fleet town centre and mainline railway station as well as the M3, A30 and A3 are all within short driving distance and for those who love the outdoor lifestyle there is easy access to excellent walking and cycling routes including Zebon Copse nature reserve, Velmead woods, the Basingstoke canal and Ceasars Camp.


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La Plage




MUM









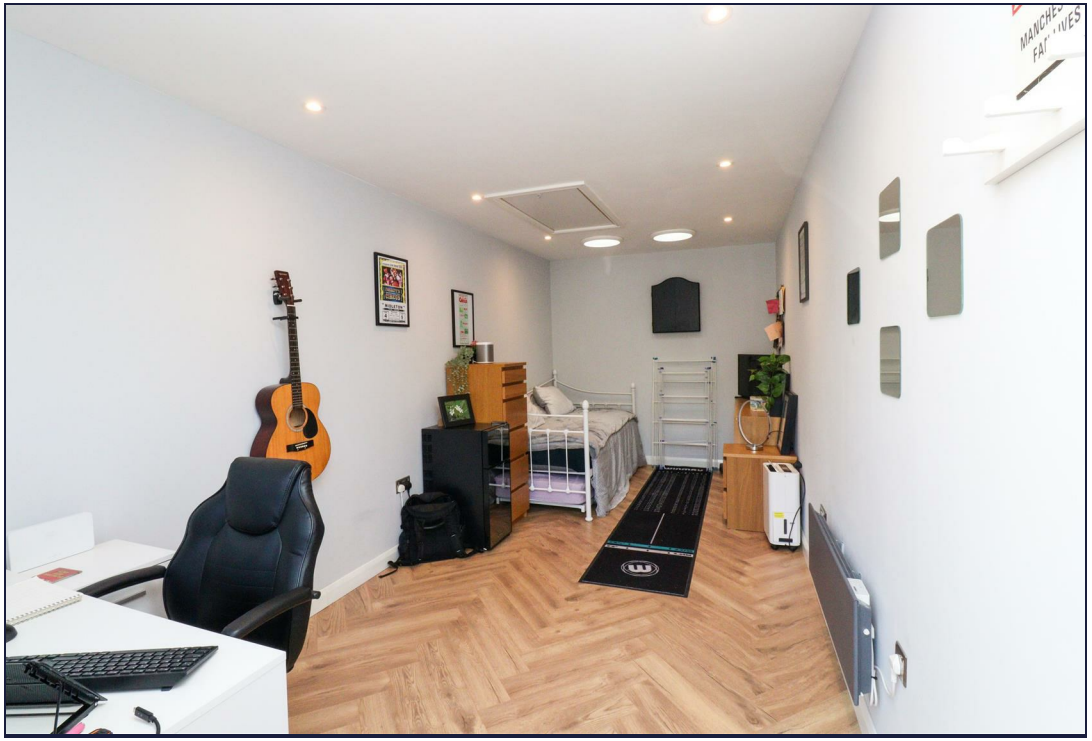







PLEASE
WASH
YOUR
HANDS

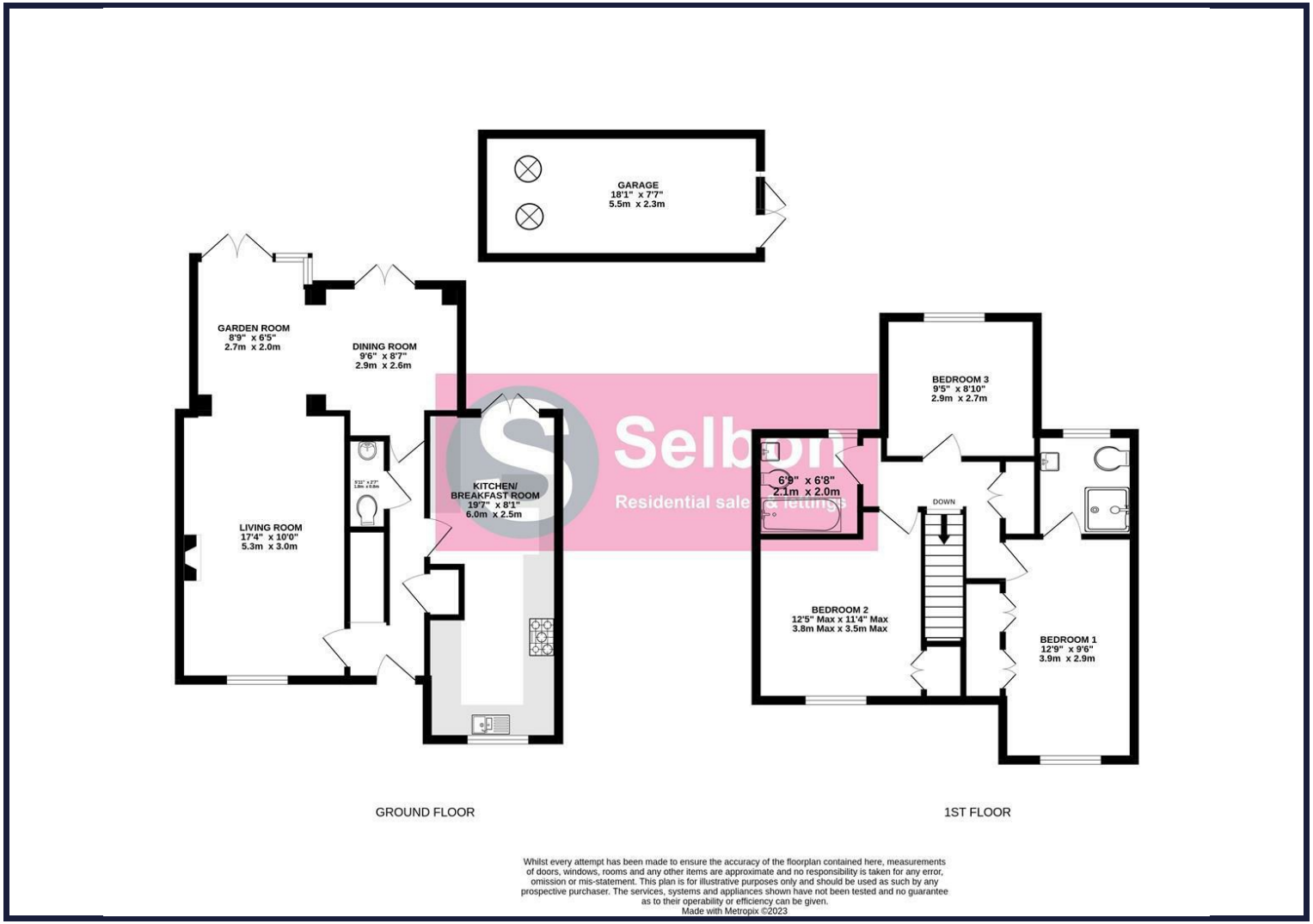







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Floor Plans

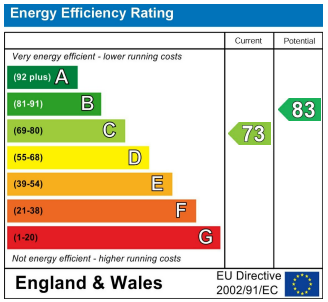


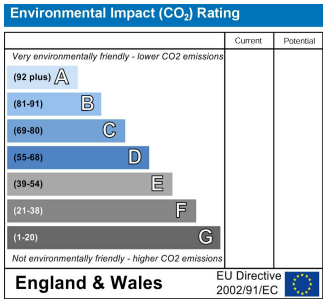
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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: F

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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