



**Selbon**

Residential sales & lettings

Royston Drive, Ewshot, Farnham,  
, GU10 5DH

Guide price £710,000 Freehold



**01252 979300**

Selbonproperty.co.uk

- Built in 2017
- Spacious and Flexible Accommodation
- Three Bathrooms
- Dressing Room
- Cul De Sac Location
- Service Charge of £300 P/A
- Two Reception Rooms
- Kitchen/Dining Area
- Garage with Driveway Parking
- Enclosed Rear Garden

Selbon Estate Agents are delighted to offer to the market this four bedroom semi-detached home which is situated within a sought after cul-de-sac location close to local schools and amenities.

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.

Accommodation comprises of a spacious entrance hall which leads into the light and airy sitting room which gives you access to the rear garden. Next to the sitting room a set of French doors open into the study which offers views over the rear garden. The kitchen/dining area has been finished to a high standard and offers a range of appliances which include oven, hob, fridge/freezer, dishwasher and plenty of storage. The ground floor accommodation is finished with the downstairs W.C and access into the garage.

On the first floor the property offers three generous bedrooms with one of the bedrooms offering en-suite facilities. The accommodation on the first floor is finished with the main bathroom which offers a sink, toilet and bath.

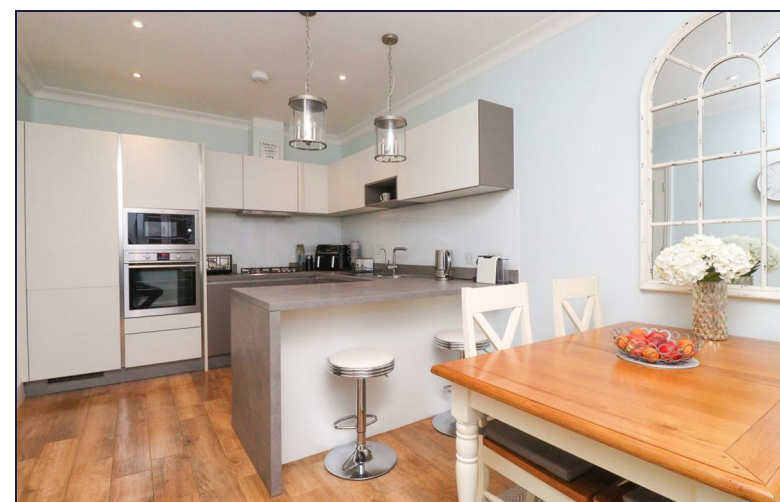
The second floor offers a spacious main bedroom with a generous dressing room offering plenty of storage and a en-suite with a sink, toilet and shower.

The well-presented rear garden is enclosed with wood panel fencing and it is mainly laid to lawn with a mixture of flowers, shrub borders and trees. Outside the rear of the property, you will find a patio area ideal for al fresco dining.

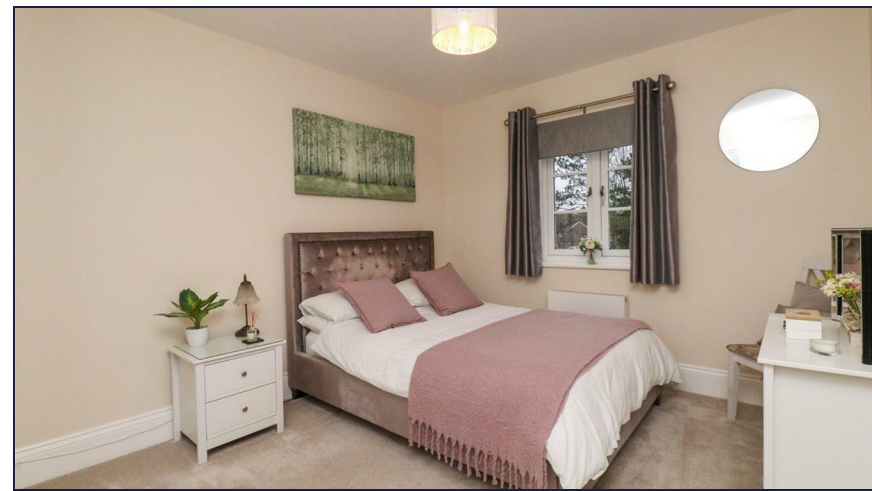
At the front the property has ample driveway parking and access to the garage.

We are advised by the owners that there is an service charge of £300 P/A.

The area enjoys wonderful north Hampshire countryside with some delightful and historic market towns and villages close by such as Odiham, Hartley Wintney, Crondall and Farnham for boutique shopping, pleasant walks and café culture. Social, leisure and outdoor activities are in abundance locally ranging from delightful cafes an









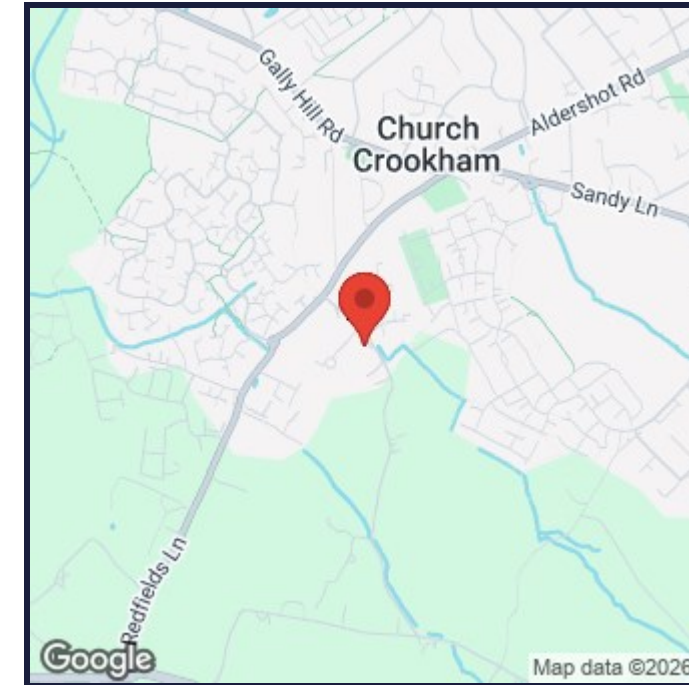




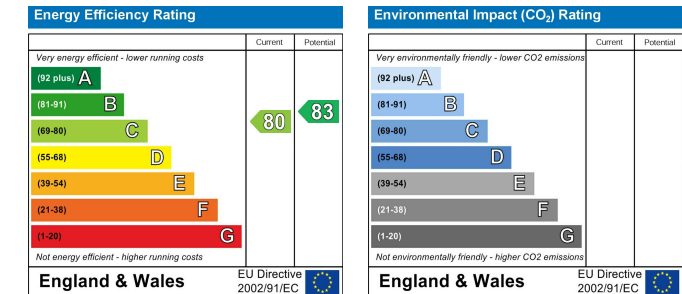
## Floor Plans



## 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: E

### Selbon Property Services Ltd

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