



**Selbon**

Residential sales & lettings

Grove Road, Church Crookham,  
Hampshire, GU52 6DX

Offers over £700,000 Freehold



**01252 979300**  
Selbonproperty.co.uk

- Detached Chalet Family Home
- Re-Fitted Kitchen
- 31ft. Principle Bedroom With En-Suite
- En-Suite to Bedroom 2 & Family Bathroom
- Approx. 60ft. Westerly Facing Rear Garden
- Four Bedrooms
- L-Shaped Living/Dining Room
- Three Further Bedrooms
- 25ft. Garden Office/Studio
- No Onward Chain

Selbon Estate Agents are delighted to offer to the market this extended four bedroom detached chalet property, offering versatile accommodation over two floors.

The property have been modernised and updated by the current owners and further benefits from no onward chain.

On entering the property you are welcomed into a porch which in turn leads to a spacious hallway. The principle accommodation includes; open plan living/dining room with doors to the rear garden, re-fitted kitchen, three bedrooms (bedroom with en-suite) and a family bathroom.

The kitchen has been re-fitted with a range of eye and base level high gloss cupboard and drawer units with Granite work surfaces. Inset sink with mixer tap, built-in double oven, hob with extractor over and dishwasher. Space for American style fridge/freezer and a door leading to the side of the property.

To the first floor is the principle bedroom with walk-through dressing area and a re-fitted en-suite bathroom with four piece white suite.

Externally the Westerly facing rear garden measures approximately 60ft. in length and is predominately laid to lawn with patio and a decked area, ideally for entertaining. There is also a 35ft. garden office/studio with power and light.

To the front is a block paved driveway providing off-street parking for several vehicles.

The property is currently in the catchment area for both Heatherside Infant and Junior schools and Court Moor Secondary school.

The property is approximately 1.5 miles distant from the town centre and for the commuter Fleet mainline train station, with trains to London Waterloo in under 40 minutes is approximately 2.7 miles distant.

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.







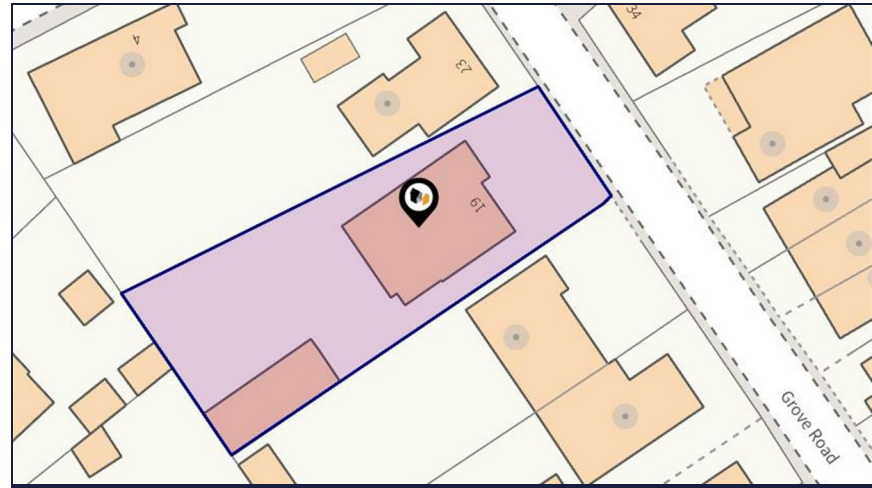








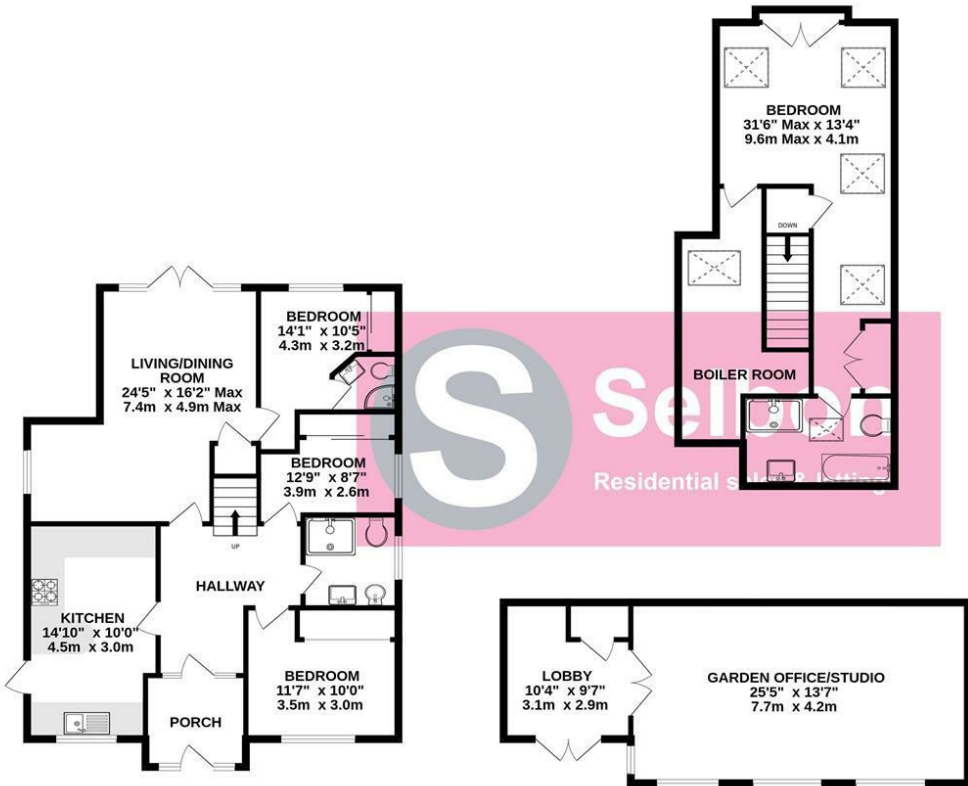




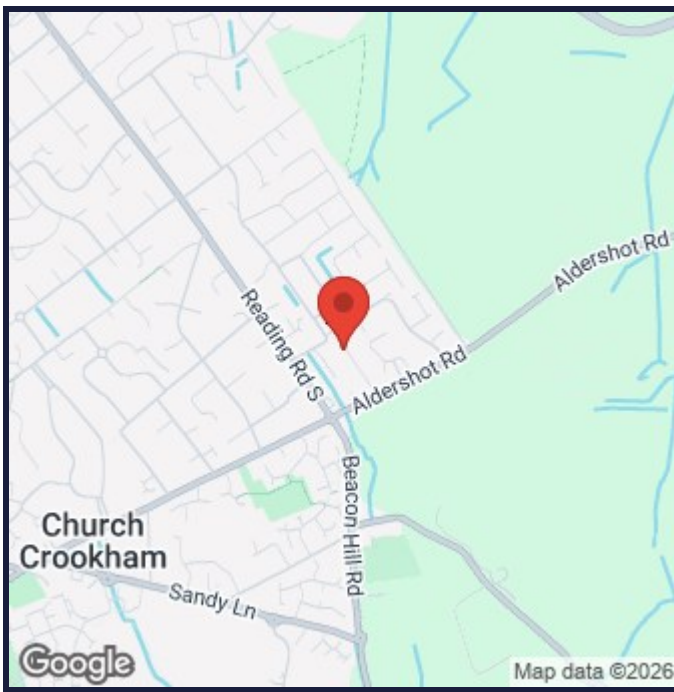


Floor Plans

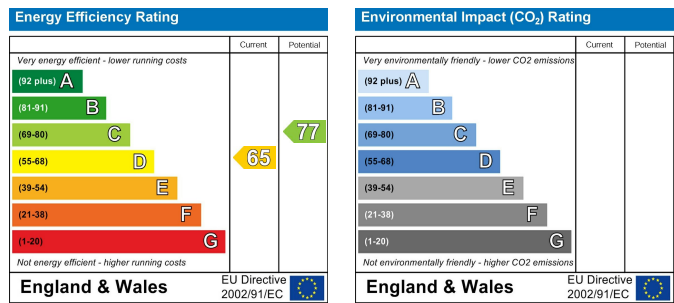
Area Map



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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Energy Performance Graph



Viewing

Council Tax Band: E

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

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