



**Selbon**

Residential sales & lettings

Earlsbourne, Church Crookham, Fleet,  
Hampshire, GU52 8XG

Guide price £550,000 Freehold



**01252 979300**

Selbonproperty.co.uk

- Extended Bungalow
- Two Reception Rooms
- Two Refitted Bathrooms
- Kitchen/Breakfast Room
- Close Proximity of Local Amenities
- Spacious and Flexible Accommodation
- Garage with Driveway Parking
- Enclosed Rear Garden
- Close Proximity of Local Schools
- Cul-De-Sac Location

Selbon Estate Agents are delighted to offer to the market this extended four-bedroom detached bungalow which is situated within the sought after area of Church Crookham. Benefits to this property include two-bathrooms, a garage with driveway parking, a kitchen/breakfast room and two reception rooms.

Accommodation comprises of a spacious entrance hall which sets the scene for exploring this property. The light and airy living room gives access to the accommodation for this property and offers a bay window which overlooks the front of the property. The kitchen offers a range of units, work surfacing, space for appliances and direct access into the conservatory. The conservatory offers views over the rear garden and direct access to the patio. The property offers three generous bedrooms with bedroom one and two offering built in wardrobes. Bedroom four which is currently used as the study offers the bonus of a refitted en-suite shower room. The accommodation is finished with the beautiful, refitted family bathroom which offer a sink, toilet and a bath which shower overhead.

The rear garden is mainly laid to lawn with a mixture of flowers and shrubs throughout. At the rear of the property, you have a spacious patio and gravel area which is ideal for alfresco dining. Within the garden you have access to the garage and a generous outbuilding which is ideal for storage. At the front you have ample driveway parking leading to a single garage with a EV charging point.

Located within close proximity of Velmead woods and the Basingstoke canal, local shops and other amenities, the home is in the catchment area for many of Fleet's sought after schools including Heatherside and Court Moor schools.

For those looking to commute, Fleet's mainline station is 45 minutes to Waterloo and Fleet has excellent road linking including the M3, A3 and A30.







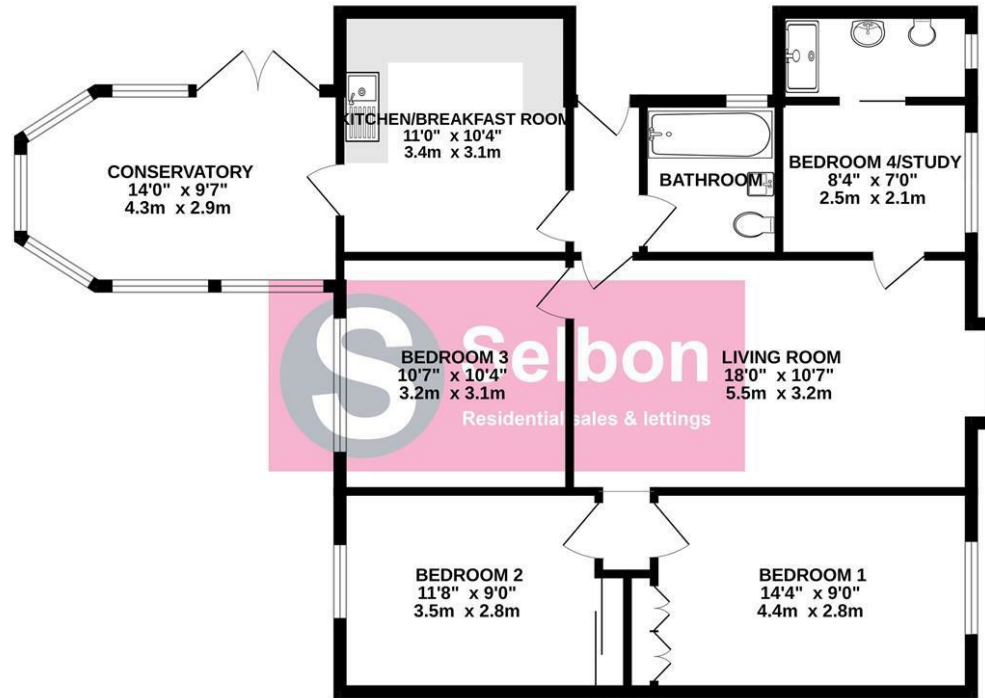






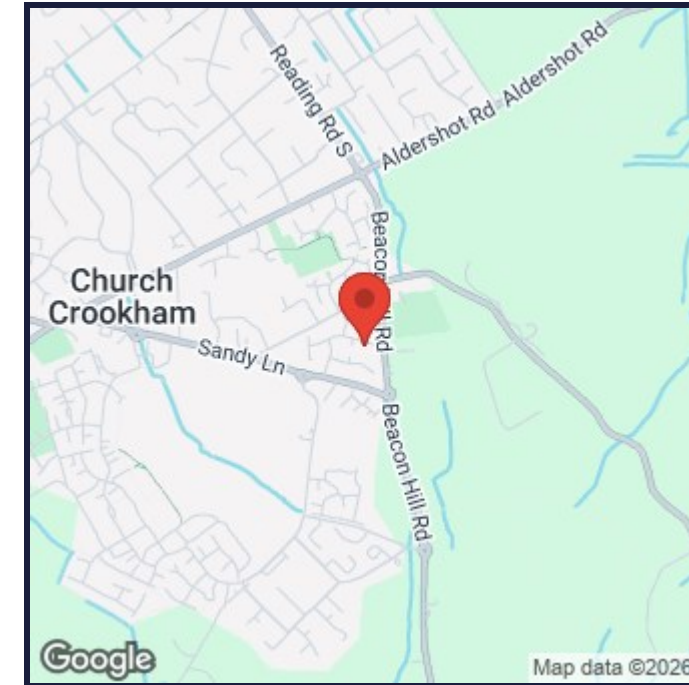
## Floor Plans

### GROUND FLOOR

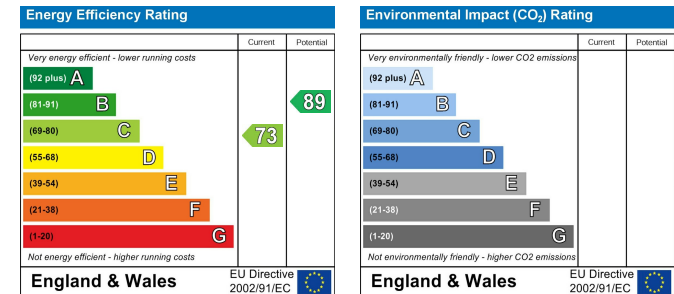


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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Council Tax Band: D

### Selbon Property Services Ltd

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