



# Selbon

Residential sales & lettings

Northfield Road, Church Crookham, Fleet,  
Hampshire, GU52 6EB

Guide price £475,000 Freehold

3 bedrooms 1 bathroom 1 living room C

01252 979300

Selbonproperty.co.uk



- Semi-Detached Family Home
- 20ft. Living/Dining Room
- Family Bathroom With White Suite
- Driveway Parking & Garage
- Gas Central Heating & Double Glazed Windows
- Three Bedrooms
- Fitted Kitchen
- Approx. 35ft. Rear Garden
- Close to Local Schools & Amenities
- Close to Velmead Woods

Selbon Estate Agents are delighted to offer to the market this three bedroom semi-detached family home ideally situated in this non-estate location in Church Crookham.

The property is currently in the catchment area for Heatherside Infant & Junior school as well as Courtmoor Secondary school.

On entering the property you are welcomed into a reception hallway with storage cupboard and cloakroom with white suite.

The principle accommodation includes a 20ft. living/dining room with dual aspect windows, feature fireplace and stairs to the first floor.

The rear aspect kitchen comprises eye and base level cupboard and drawer units under a roll top work surface. Inset sink with mixer tap, space for cooker with extractor over, space for utilities and a door leading to the rear garden.

To the first floor are three bedrooms and a shower room.

Externally the mature rear garden measures approximately 35ft. in length and is predominately laid to lawn with a patio area immediately to the rear of the property.

To the front is driveway parking for several vehicles which leads to a garage with up and over door, power and light.

The property is within close proximity to local amenities including a cafe, newsagents with postal services, Tesco express and a fish and chips shop.

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. Fleet town centre with an array of shops, bars and restaurants and the mainline railway station are a short drive away and there are excellent road links including the M3 & A3.





















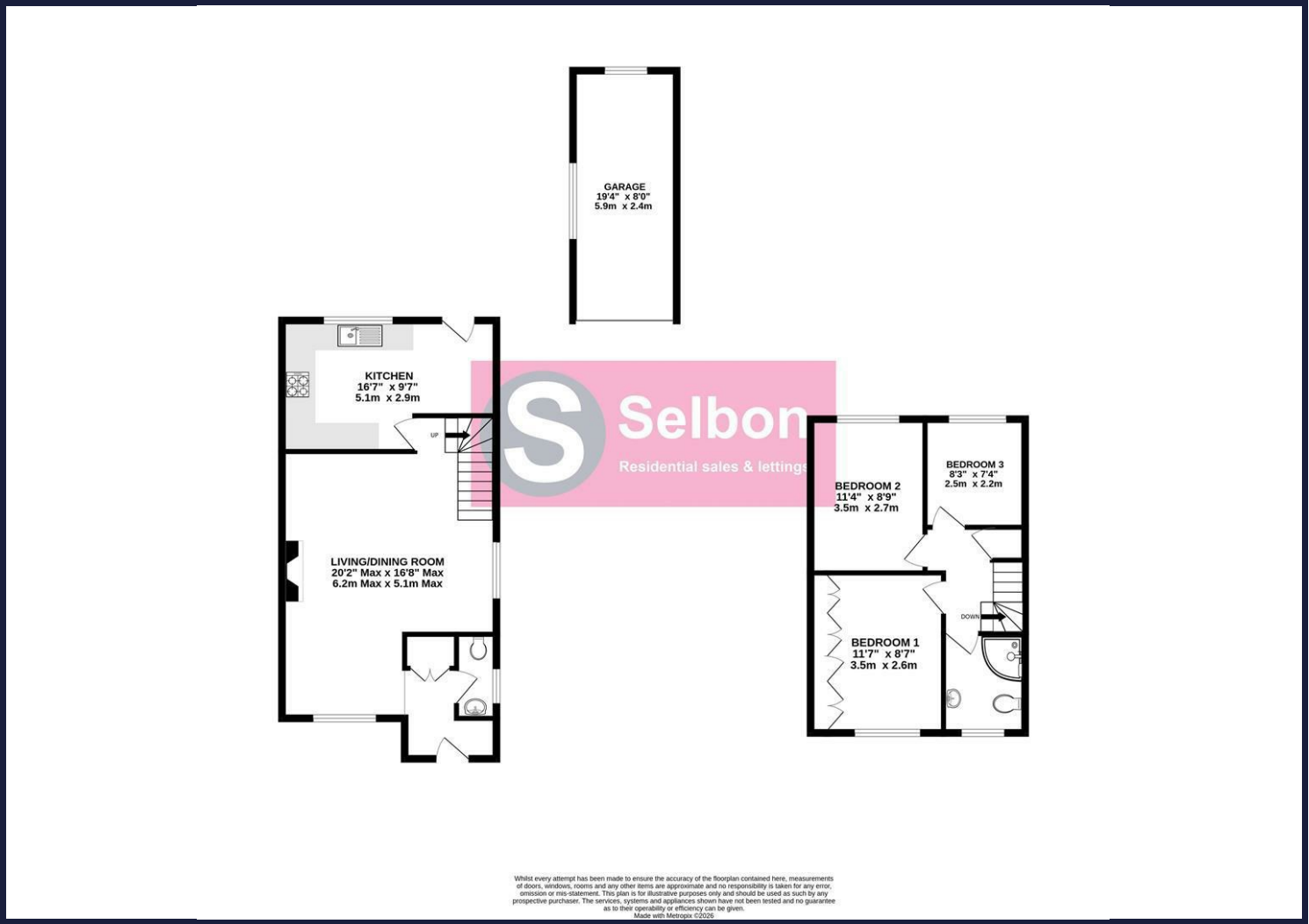








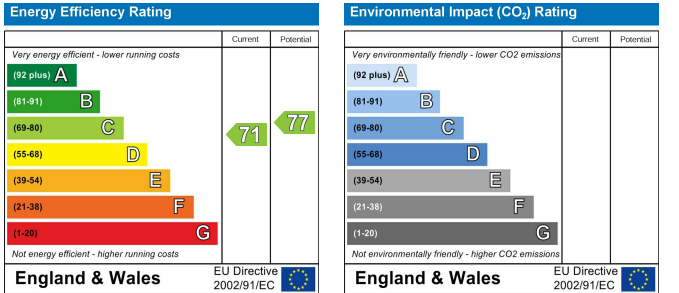
Floor Plans



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