



Selbon

Residential sales & lettings

Allamand Close, Church Crookham,
Hampshire, GU52 8AR

Offers over £400,000 Freehold

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- Crookham Park Development
- Kitchen/Breakfast Room
- En-Suite & Family Bathroom
- Summer House/Den
- Driveway Parking Space
- Three Bedroom Family Home
- Living Room & Cloakroom
- Easterly Facing Rear Garden
- Part Converted Garage
- Close to Local Schools & Amenities

Selbon Estate Agents are delighted to offer to the market this well-presented modern three bedroom house to the market, situated on the popular Crookham Park development in Church Crookham.

The property was built by Mssrs Taylor Wimpey in 2015 and is an ideal family home for those requiring modern living space.

Accommodation comprises; hallway with stairs to first floor with storage cupboard under, cloakroom with W.C. and hand wash basin. The front aspect kitchen/breakfast room has an attractive range of eye and base level units with roll top work surfaces, inset sink, built-in appliances include; electric oven, hob with extractor fan, fridge/freezer, washing machine and dishwasher. There is further space for a table and inset spot lights. A rear aspect living room with French doors leads to the rear garden.

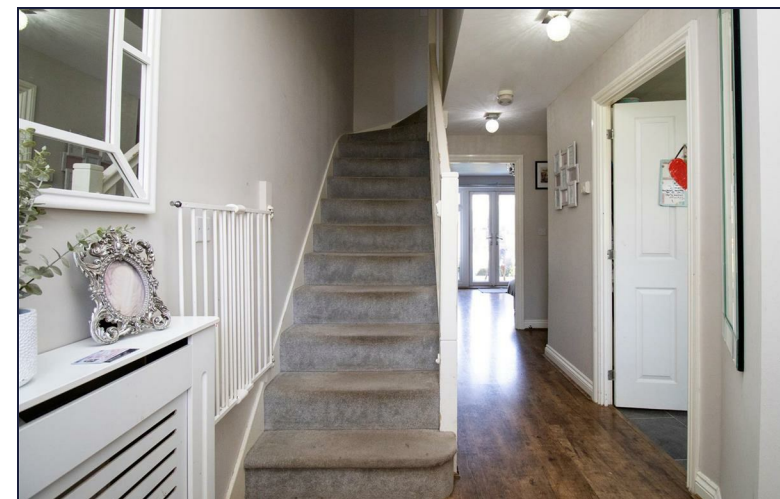
The first floor boasts three bedrooms along with the family bathroom. Bedroom one benefits from an en-suite shower room.

The enclosed Easterly facing rear garden has a patio area immediately to the rear of the property with the remainder being laid to artificial lawn. At the rear of the garden is a summer house as well as gate leading to the parking space. The garage has been part converted which is ideal for those working from home. The remainder is left for storage.

Further benefits include gas central heating, double glazed windows and solar panels. There is an annual charge of £301 towards the maintenance of the development and SANGS.

Crookham Park boasts a variety of open spaces, a Sainsburys local and infant school as well as access to a wealth of walking, running and cycling routes and there is a bus route to Fleet town centre, which has an array of shops, bars and restaurants. Fleet mainline station (Waterloo line), the Basingstoke Canal, Fleet pond and Hart leisure centre, are all within a short drive.

Internal viewings are highly recommended for this stunning property.



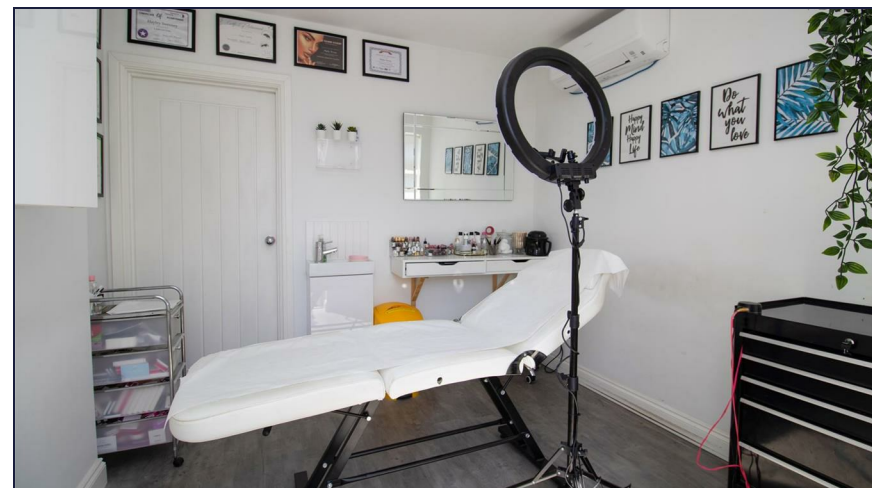
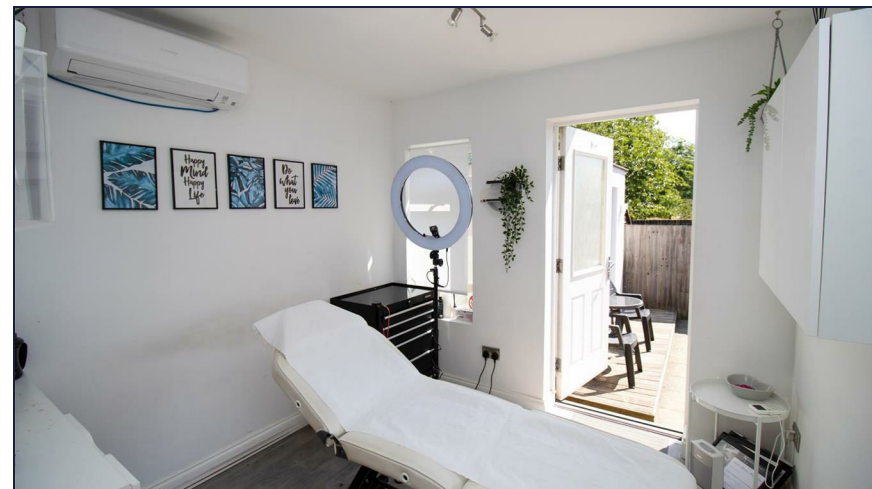
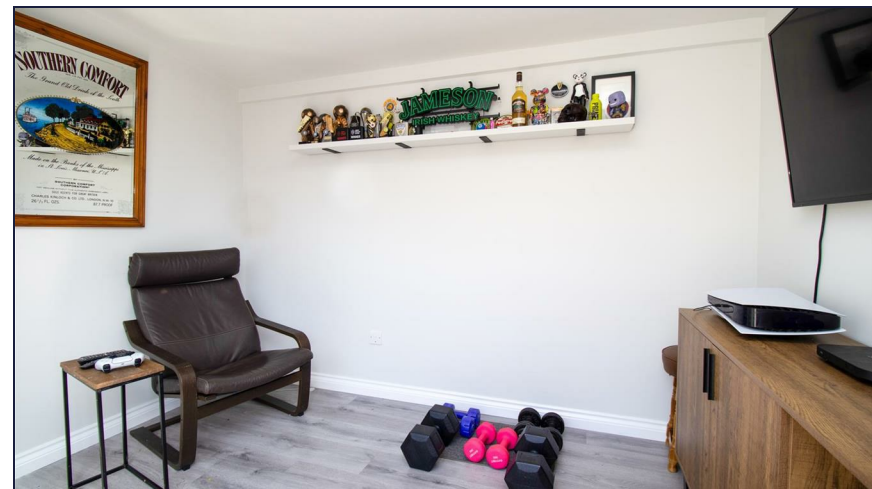






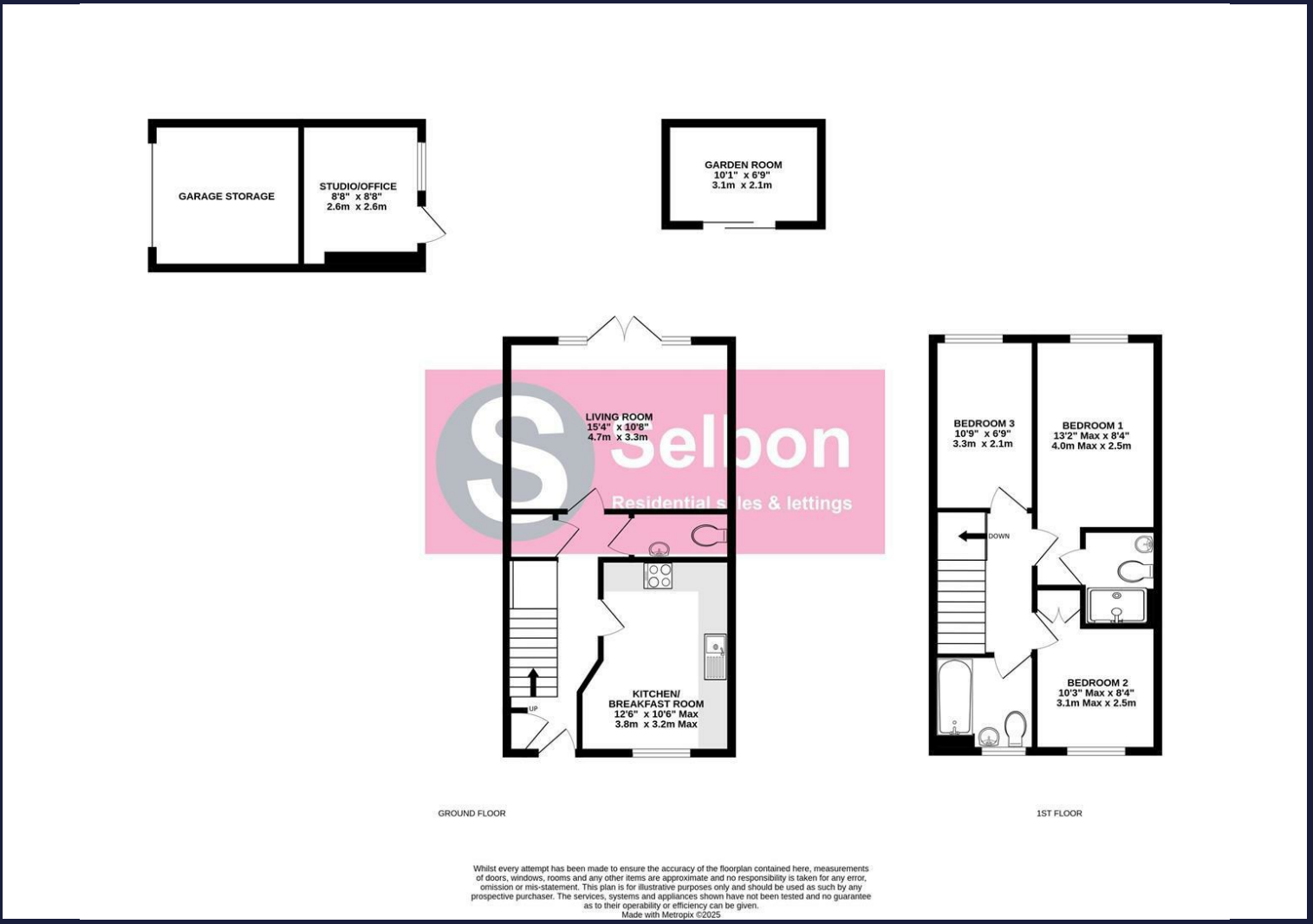








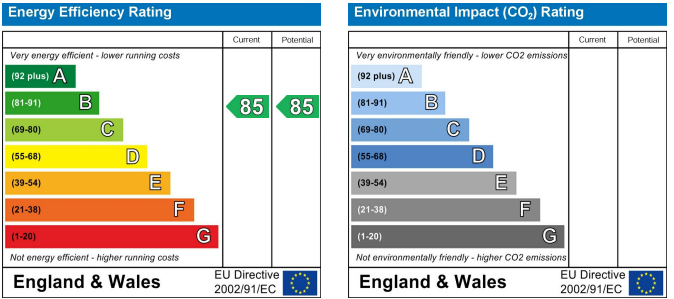
Floor Plans



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

Council Tax Band: D

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