



Selbon

Residential sales & lettings

Macintyre Place, Church Crookham,
Hampshire, GU52 8AF

Offers over £400,000 Freehold



01252 979300

Selbonproperty.co.uk

- Unique Semi-Detached House
- Re-Fitted Kitchen
- Cloakroom & Re-Fitted Bathroom
- Generous Garden Office & Store Room
- Close to Local Schools & Amenities
- Two Bedrooms
- Living/Dining Room
- Larger Than Average Garden
- Cul-De-Sac Location
- Completed Chain Above

Selbon Estate Agents are delighted to offer to the market this unique two bedroom semi-detached family home, ideally located in a cul-de-sac location of only two dwellings, situated on the popular Crookham Park development.

The property is offered to the market for the first time since new and has been re-furbished by the current owner to a high specification including a re-fitted kitchen and bathroom. The rear garden has also been landscaped and also offers a stunning garden room and storage room.

Accommodation includes; hallway with stairs to the first floor and storage cupboard. The 15ft. living /dining room boasts French doors to the rear garden with the added benefit of bespoke shutters. The kitchen has been re-fitted and boasts eye and base level cupboard and drawer units with Quartz worktops. Inset sink with mixer tap, built-in appliances include: oven, hob, dishwasher, fridge and freezer. There is a further cupboard with space and plumbing for a washing machine and tumble dryer.

To the first floor are two generous double bedrooms and a re-fitted bathroom.

A particular feature of the property is the rear garden that measures approximately 45ft. in length by 27ft. in width and has been landscaped by the current owners, offering a vast area of patio with pergola and area laid to artificial lawn. At the rear of the garden is a garden room ideal for a home office, bar/lounge area or kids play den.

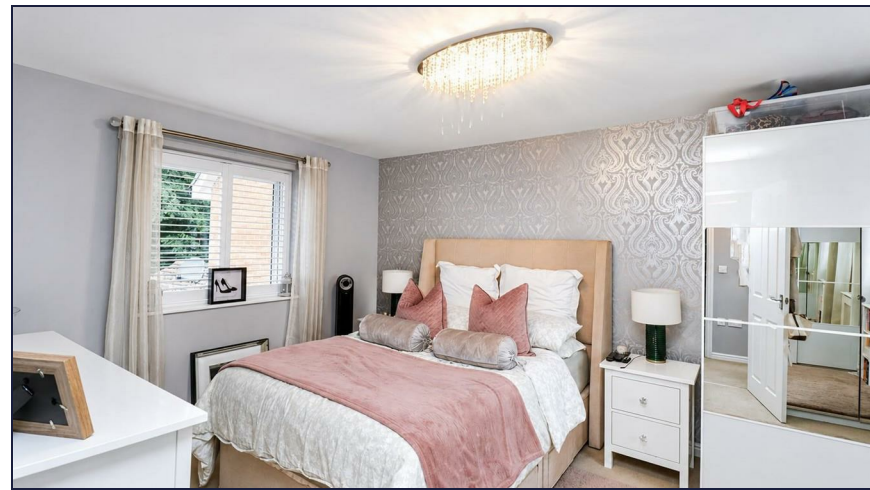
To the front there is ample parking (although the parking is not listed on the current title plan). Visitor parking is available nearby.

There is an annual charge circa £300 towards the maintenance of the development and SANGS.

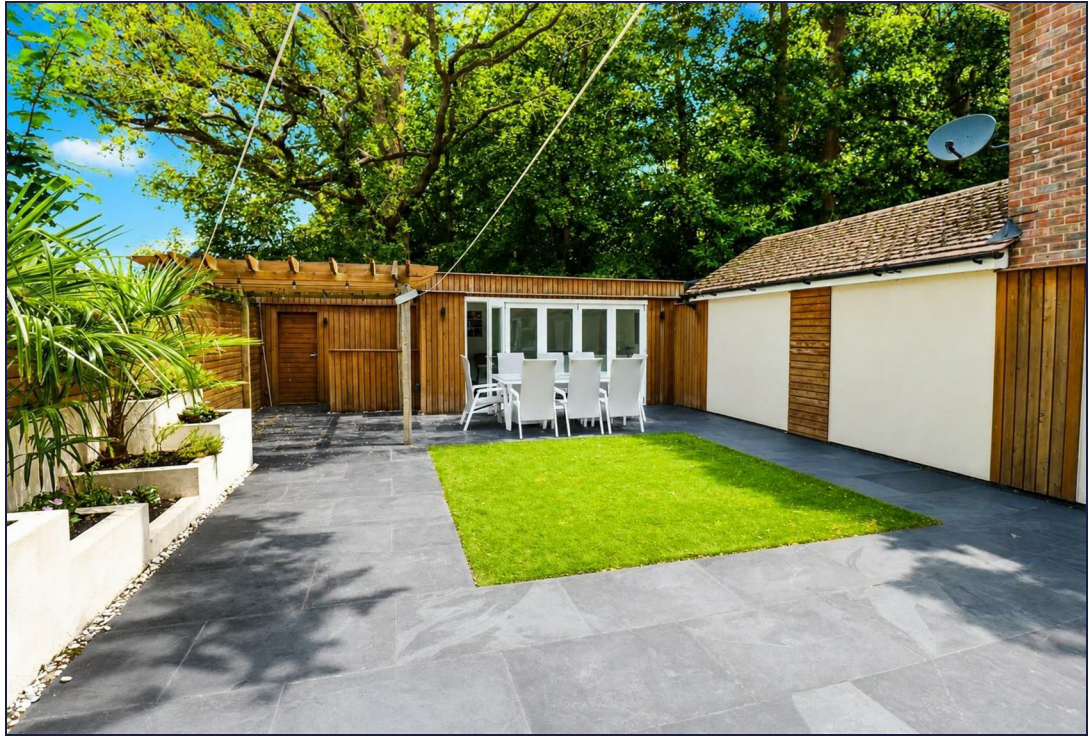
Crookham Park boasts a variety of open spaces, a Sainsburys local and infant school as well as access to a wealth of walking, running and cycling routes and there is a bus route to Fleet town centre, which has an array of shops, bars and restaurants. Fleet mainline station (Waterloo line), the Basingstoke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









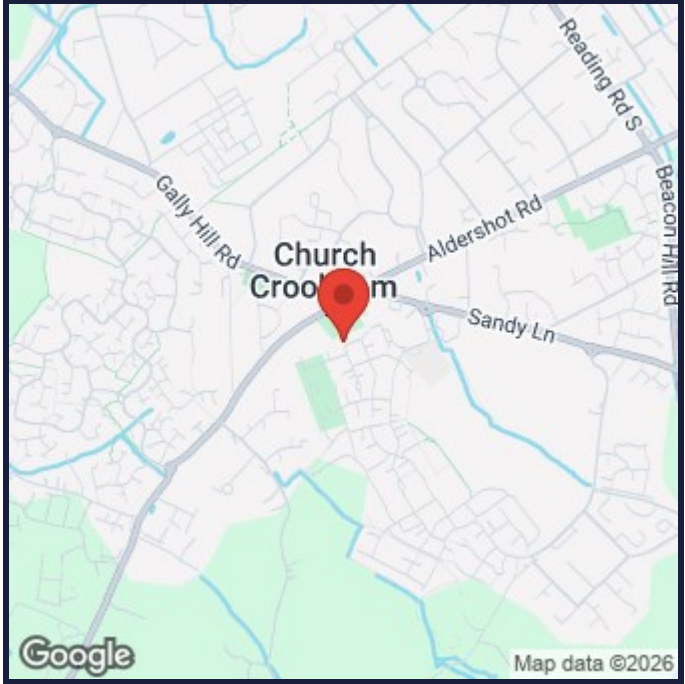
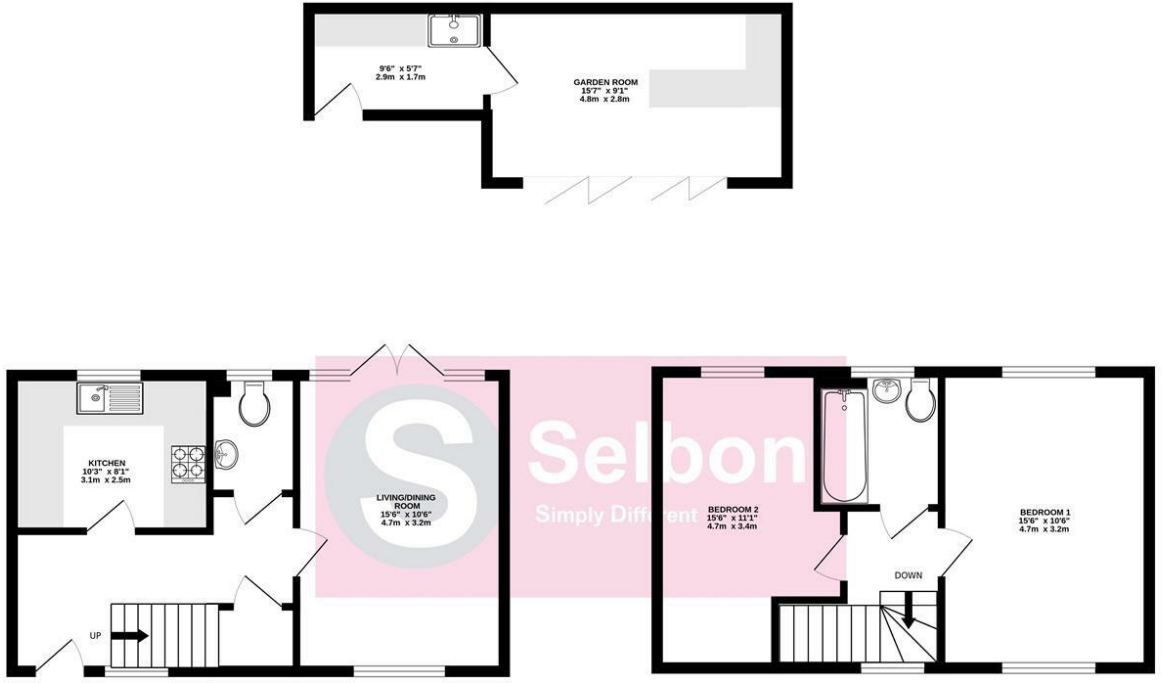






Floor Plans

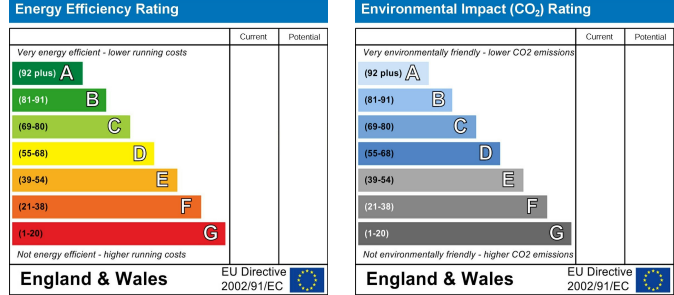
Area Map



TOTAL FLOOR AREA : 973 sq.ft. (90.4 sq.m.) approx.

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: D

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

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