



Selbon

Residential sales & lettings

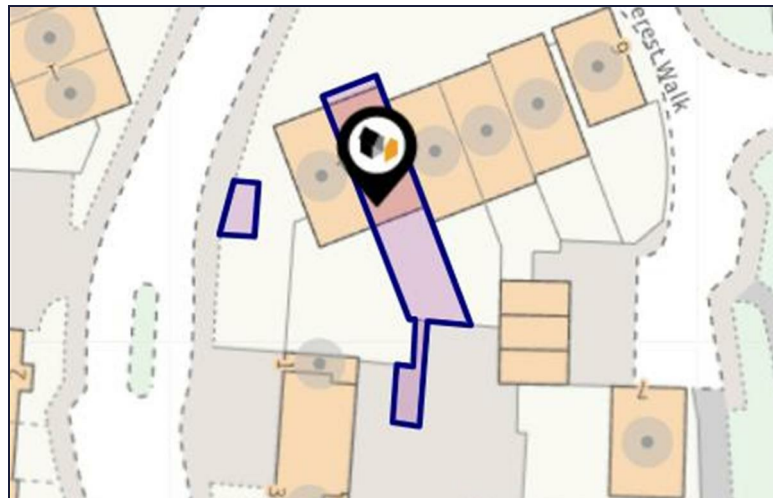
Everest Walk, Church Crookham, Fleet,
Hants, GU52 8AB

Offers in excess of £450,000 Freehold

 4  2  1  C

01252 979300
Selbonproperty.co.uk

- Modern 3 Storey Town House
- Bedroom 4 /Study & 15ft Kitchen Plus Conservatory
- 2 Double Bedrooms (Main With En Suite) With Built In Wardrobes
- Double Glazed Windows
- 2 Allocated Parking Spaces
- Entrance Hall & Cloakroom
- 15ft Lounge, Bedroom 3 & Family Bathroom
- Gas Radiator Heating
- Enclosed Southerly Facing Garden
- £302.95 Development Charge



Selbon Estate Agents are delighted to offer this deceptively spacious modern, three storey town house to the market, situated on the popular Crookham Park development, close to local shops and schools.

The property was built by Mssrs 'Taylor Wimpey' and is an ideal family home for those requiring modern open plan living space with the benefit of additional space and rooms for home working.

The property is accessed via a front door leading to the entrance hall, stairs lead to the first floor landing with storage below, doors leading to a cloakroom with a white suite, bedroom 4/study and an open plan 15ft kitchen/dining room with spaces for a large dining room table and chairs, ample work surfaces and some integrated appliances, and there is open plan access to a 15ft conservatory with French doors to the rear garden.

The first floor landing gives access to the 2nd floor, as well as an area that could be used as a small study area, there are doors leading to a 15ft living room with Juliette Balcony, bedroom 3 and a family bathroom with a white suite.

The second floor landing has access to the loft, two double bedrooms with bedroom one benefitting from an en suite and both rooms having built in wardrobes

Further benefits include gas central heating, double glazed windows, 2 allocated parking spaces (one to the rear of the property and one to the side) there are also visitor spaces and there is an enclosed southerly facing tiered rear garden.

There is an annual charge of £302.95 (P.A) towards the maintenance of the development and SANGS.

Crookham Park has 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.

An early viewing is highly recommended.









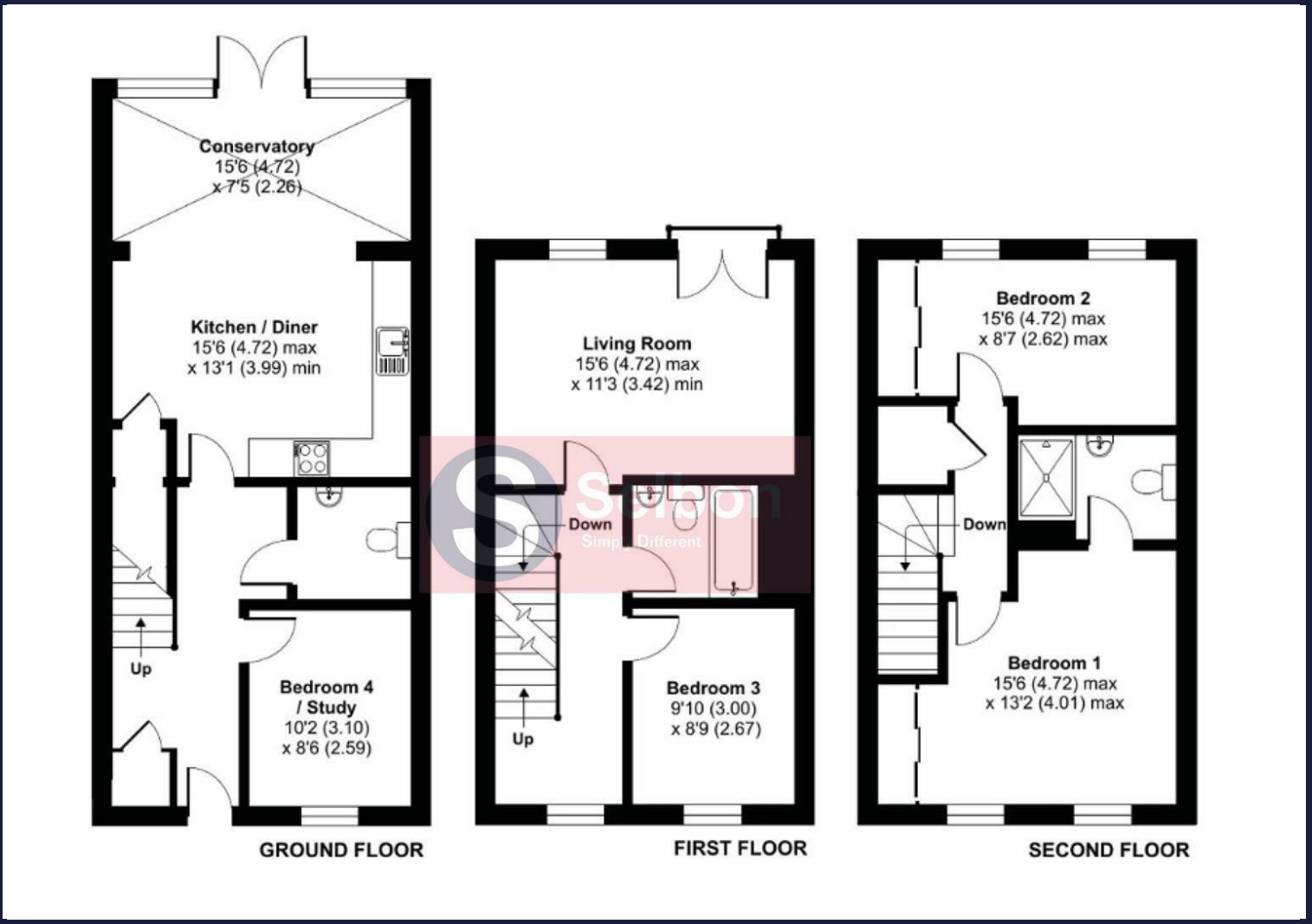








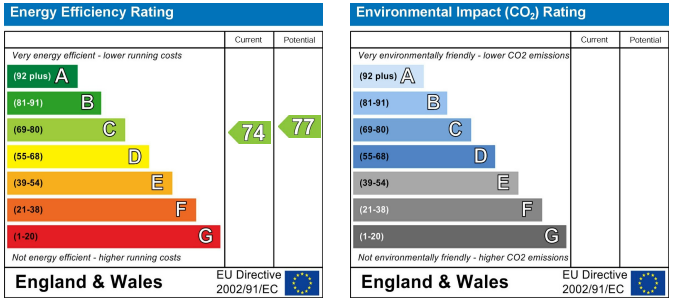
Floor Plans



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: E

We give notice that these particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR). They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Selbon has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.