



Selbon

Residential sales & lettings

Walker Close, Church Crookham, Fleet,
Hampshire, GU52 8AE

Offers in excess of £500,000 Freehold



01252 979300

Selbonproperty.co.uk

- Modern End Of Terrace Town House
- Kitchen/Breakfast Room & Study/Bedroom 4
- 2 Bedrooms, 2 En Suites & AC Units (2nd Floor)
- Enclosed Westerly Facing Rear Garden
- Electric Car Charging Point & Solar Panels
- Entrance Hall & Cloakroom
- Lounge (AC Unit), Bedroom 3 & Bathroom (1st Floor)
- Gas Radiator Heating, Double Glazed Windows
- Garage With Light & Power, Driveway Parking For 2 Cars
- Annual Development Charge Circa £300

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 leading to the first floor landing with bespoke storage below, doors leading to a cloakroom with a white suite, bedroom 4/study and an open plan 15ft kitchen/dining room with integrated appliances and double glazed 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 and air conditioning, bedroom 3 and a family bathroom with a white suite.

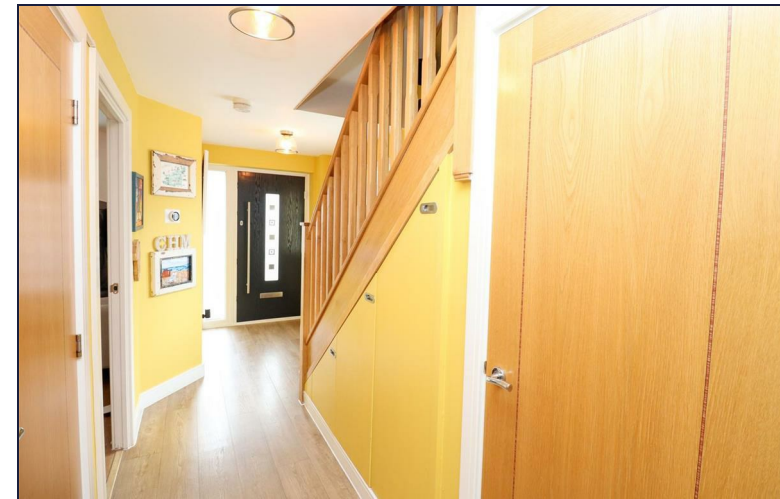
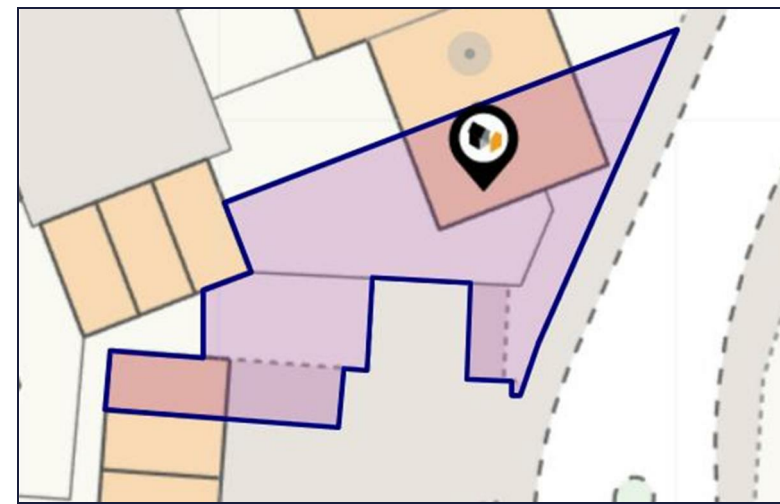
The second floor landing has access to the loft, two double bedrooms both with en suite shower rooms and air conditioning.

Further benefits include gas central heating, double glazed windows, solar panels, a single garage with light and power, driveway parking for 2/3 cars with an an electric car charging point and a westerly facing enclosed rear garden (please note the Gazebo is not included in the sale but could be left by separate negotiation) .

There is an annual charge of circa £300 per annum 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.

We highly recommend an early viewing to appreciate the features of the home.









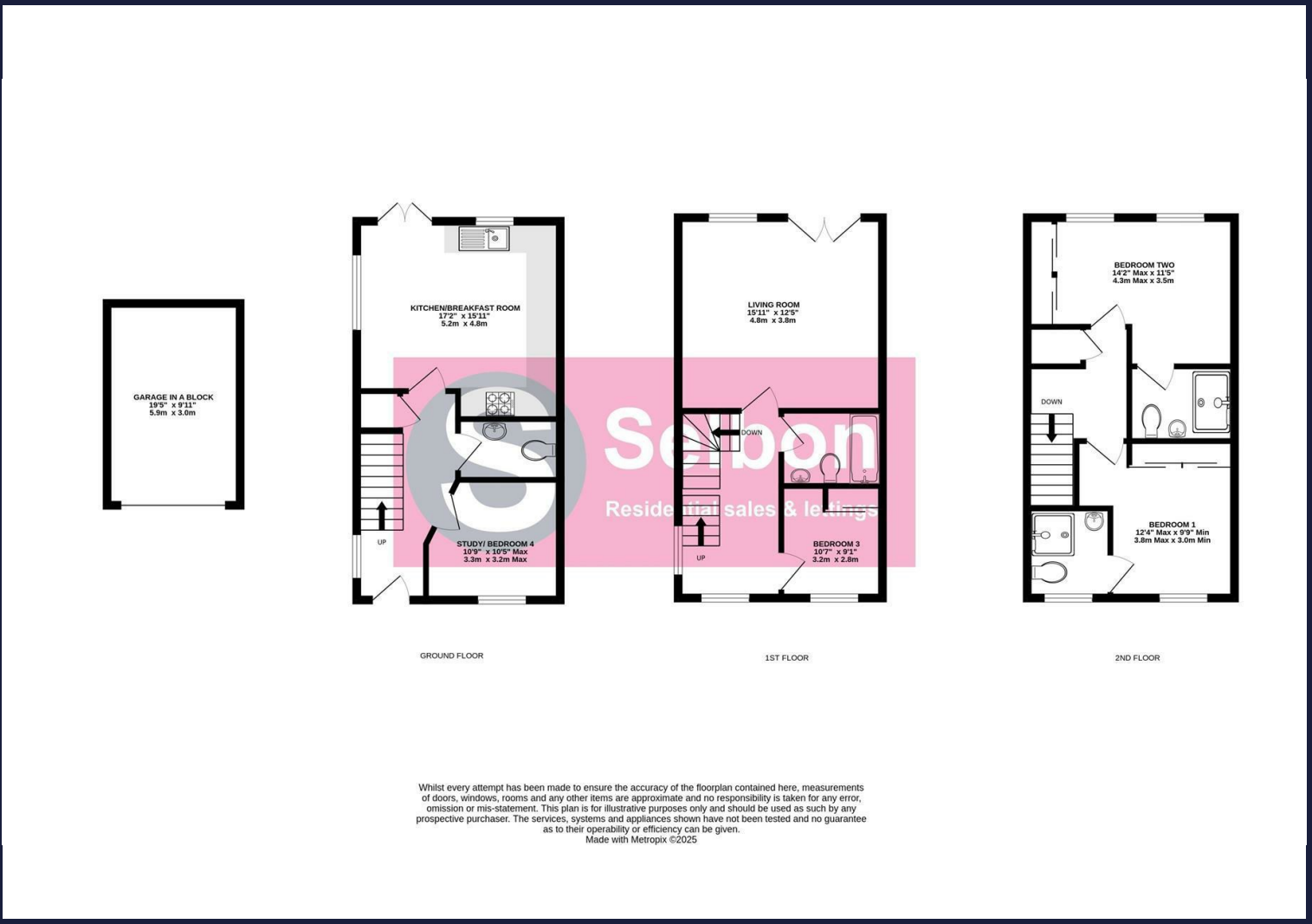








Floor Plans



Viewing

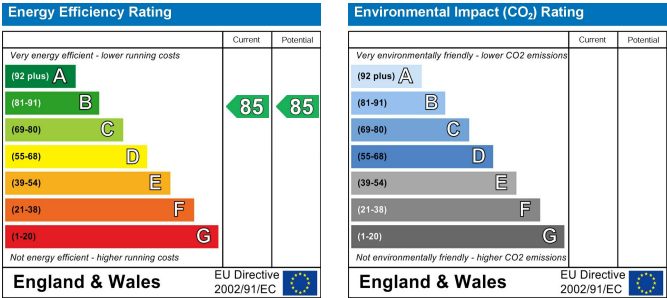
For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

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.

Area Map



Energy Performance Graph



Council Tax Band: E