



**Selbon**

Residential sales & lettings

Jubilee Drive, Church Crookham, Fleet,  
, GU52 8AP

Offers over £525,000 Freehold



**01252 979300**

[Selbonproperty.co.uk](http://Selbonproperty.co.uk)

- Modern 3 Storey Town House
- Bedroom 4/Study & Cloakroom
- 3 Further Bedrooms & 15ft. Living Room
- Enclosed South-Westerly Facing Garden
- Close to Woodland Walks, Amenties & Schools
- Crookham Park Development
- 15ft. Kitchen/Breakfast Room & Conservatory
- En-Suite Shower Room & Family Bathroom
- Allocated Parking & Garage
- Gas Central Heating & Double Glazed Windows

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 woodland walks, open space, local shops and schools.

The property was built by Taylor Wimpey to their "Chestnut" design 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.

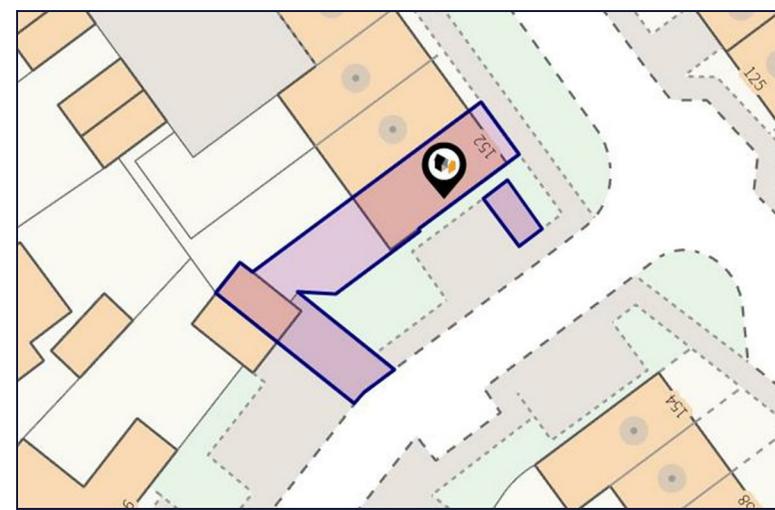
The first floor landing gives access to the 2nd floor, as well as an area that could be used as a small study area, there are doors leading to a 15ft. living room with Juliette Balcony, bedroom 3 and a family bathroom with a white suite.

The second floor landing has access to the loft, two double bedrooms with bedroom one benefitting from an en suite shower room & built-in wardrobes.

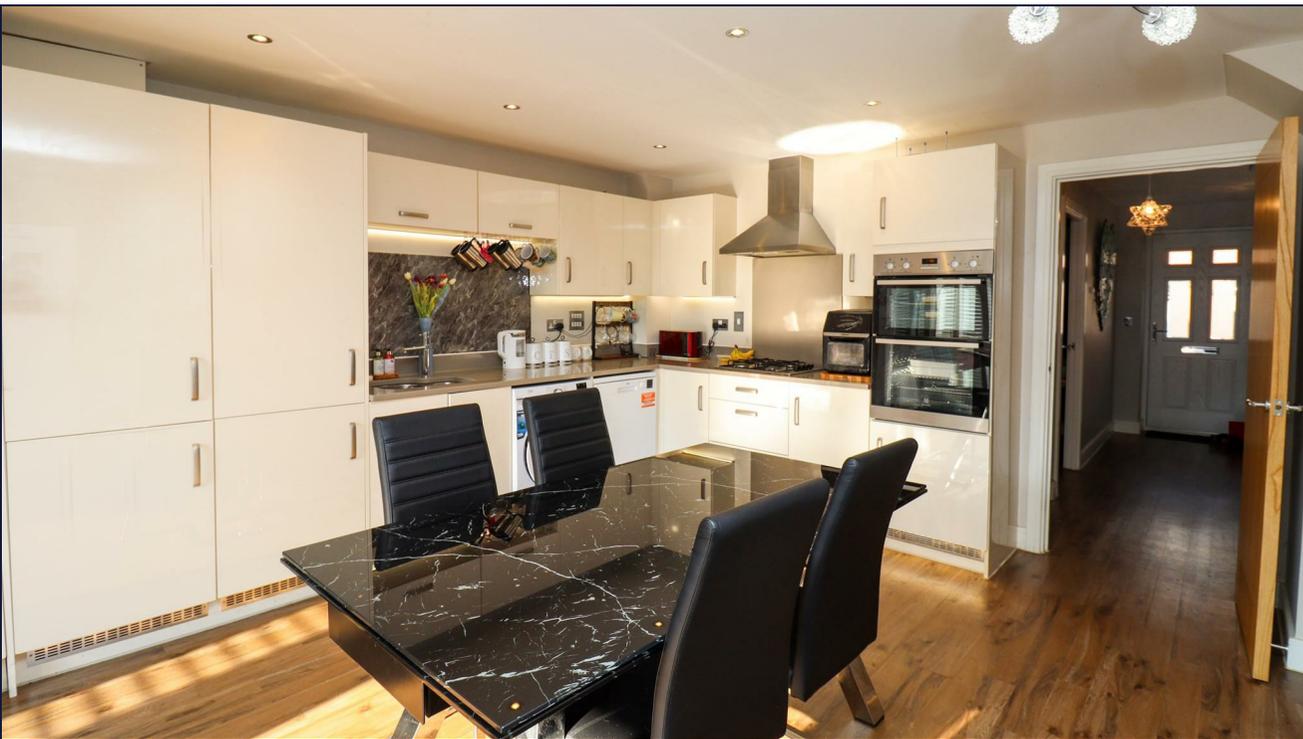
Further benefits include gas central heating, double glazed windows, 2 allocated parking spaces and a garage. There are also ample visitor spaces and an enclosed south-westerly facing rear garden.

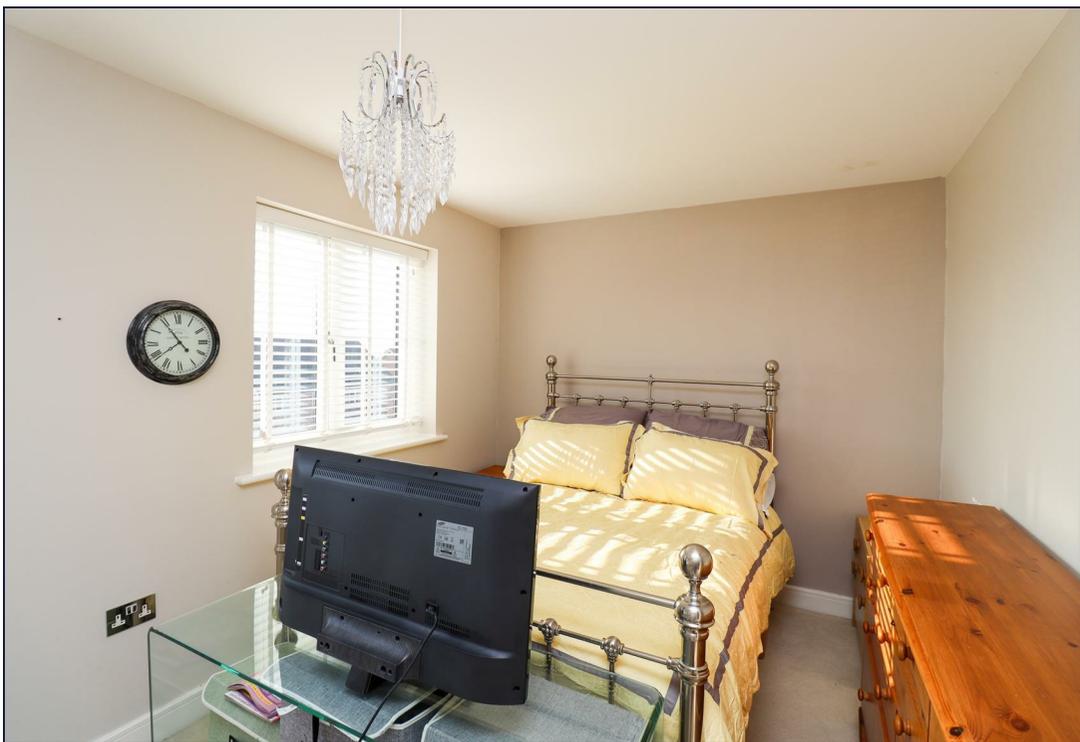
There is an annual charge of £302.95 (P.A) towards the maintenance of the development and SANGS.

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.





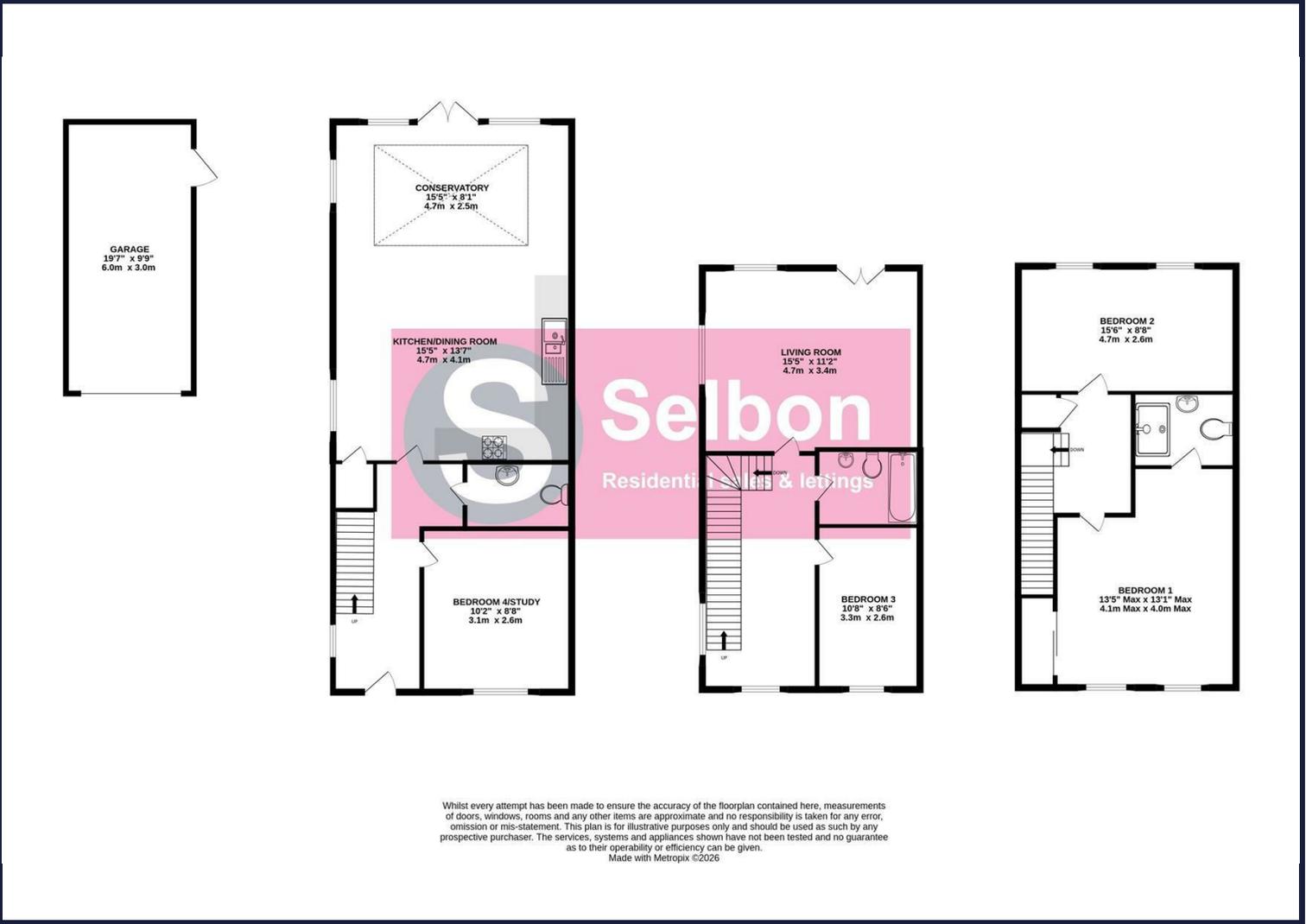




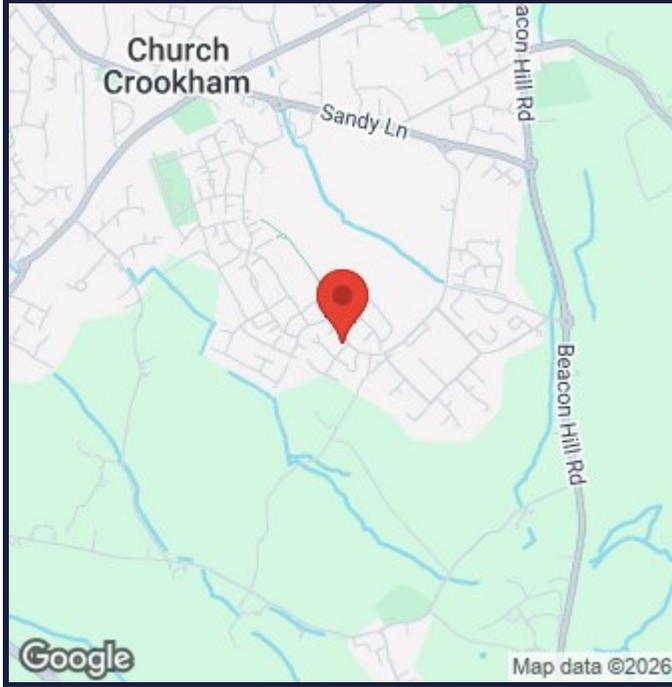




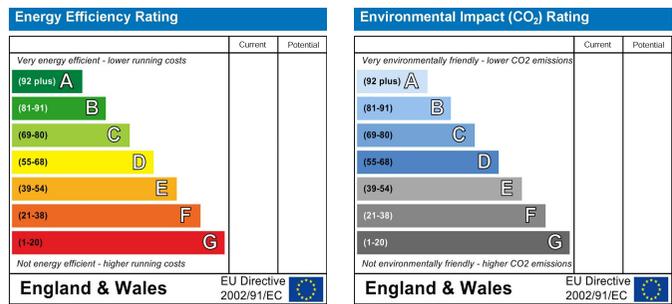
Floor Plans



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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