



Selbon

Residential sales & lettings

Cook Avenue, Church Crookham, Fleet,
Hampshire, GU52 8AG

Offers over £500,000 Freehold



01252 979300

Selbonproperty.co.uk

- Detached Family Home
- L-Shaped Kitchen/Dining Room
- En-Suite to Bedroom One
- Landscaped Rear Garden
- Close to Local Schools & Amenities
- Four Bedrooms
- Living Room & Cloakroom
- Family Bathroom
- Driveway Parking & Garage
- Crookham Park Development

Selbon estate agents are delighted to offer this modern detached family home to the market, built by Mssrs 'Taylor Wimpey' and located on the ever popular Crookham Park development in Church Crookham.

The property is ideal for families looking for modern day living with flexible living accommodation.

The property is accessed via a double glazed front door leading to the spacious entrance hall with tiled flooring as well as stairs leading to the first floor landing and doors leading to the lounge, kitchen/dining room and downstairs cloakroom with a white suite.

The 'L' shaped kitchen/dining room boasts an extensive range of eye and base level cupboard and drawer units under a roll top work surface, integrated appliances include; 5 ring gas hob with extractor over and double oven. Space and plumbing for washing machine. There is space for table and chairs as well as double glazed French doors leading to the rear garden.

The first floor landing has an airing cupboard, access to the loft space, bedroom one has the benefit of an en-suite shower room, three further bedrooms and a family bathroom.

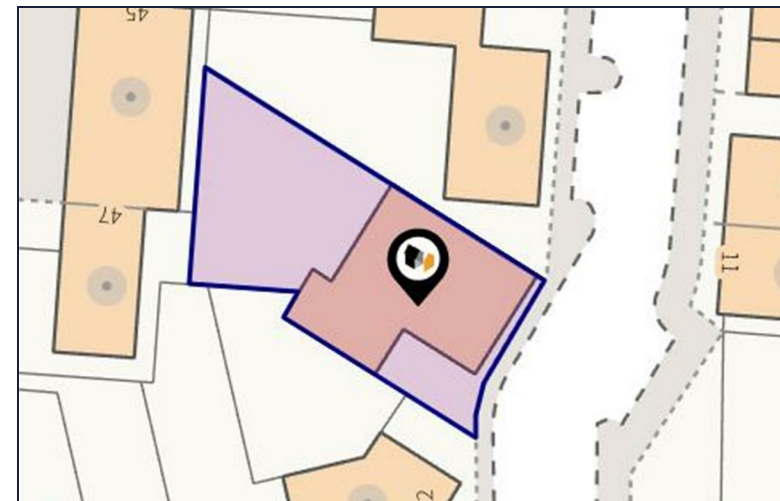
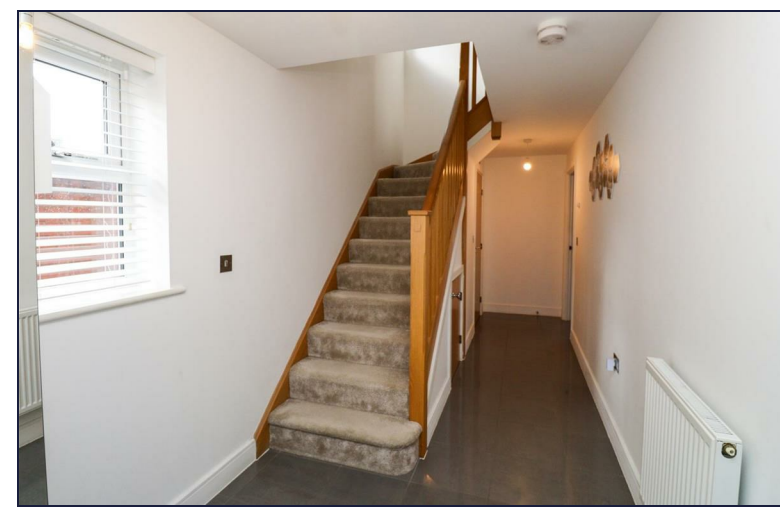
The rear garden is made up of two patio areas as well as two further areas laid to artificial grass. To the front is driveway parking leading to a garage with up and over door as well as a courtesy door to the garden.

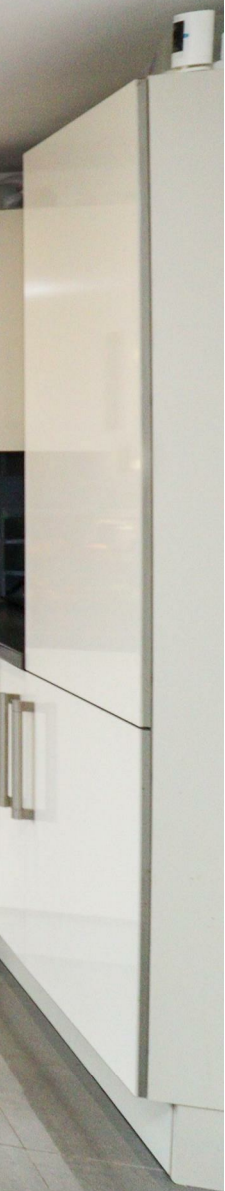
The property further benefits from gas central heating, double glazed windows, and solar panels.

We are advised there is an annual charge of circa £300 per annum towards the maintenance of the development and SANGS.

Crookham Park boasts a variety of open spaces, children play areas, a Sainsburys local and infant school as well as offering access to a wealth of walking, running and cycling routes from the front door and there is a bus route to Fleet town centre.

Fleet town centre with 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.















Rocco

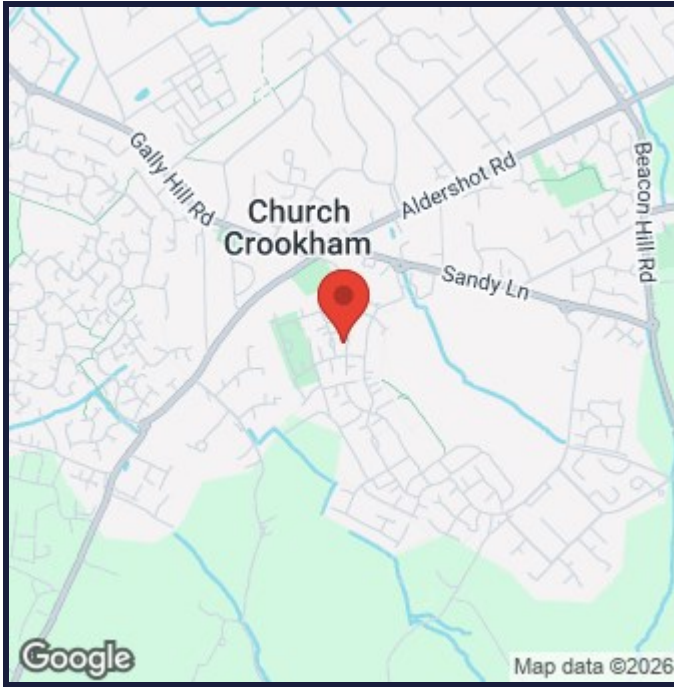
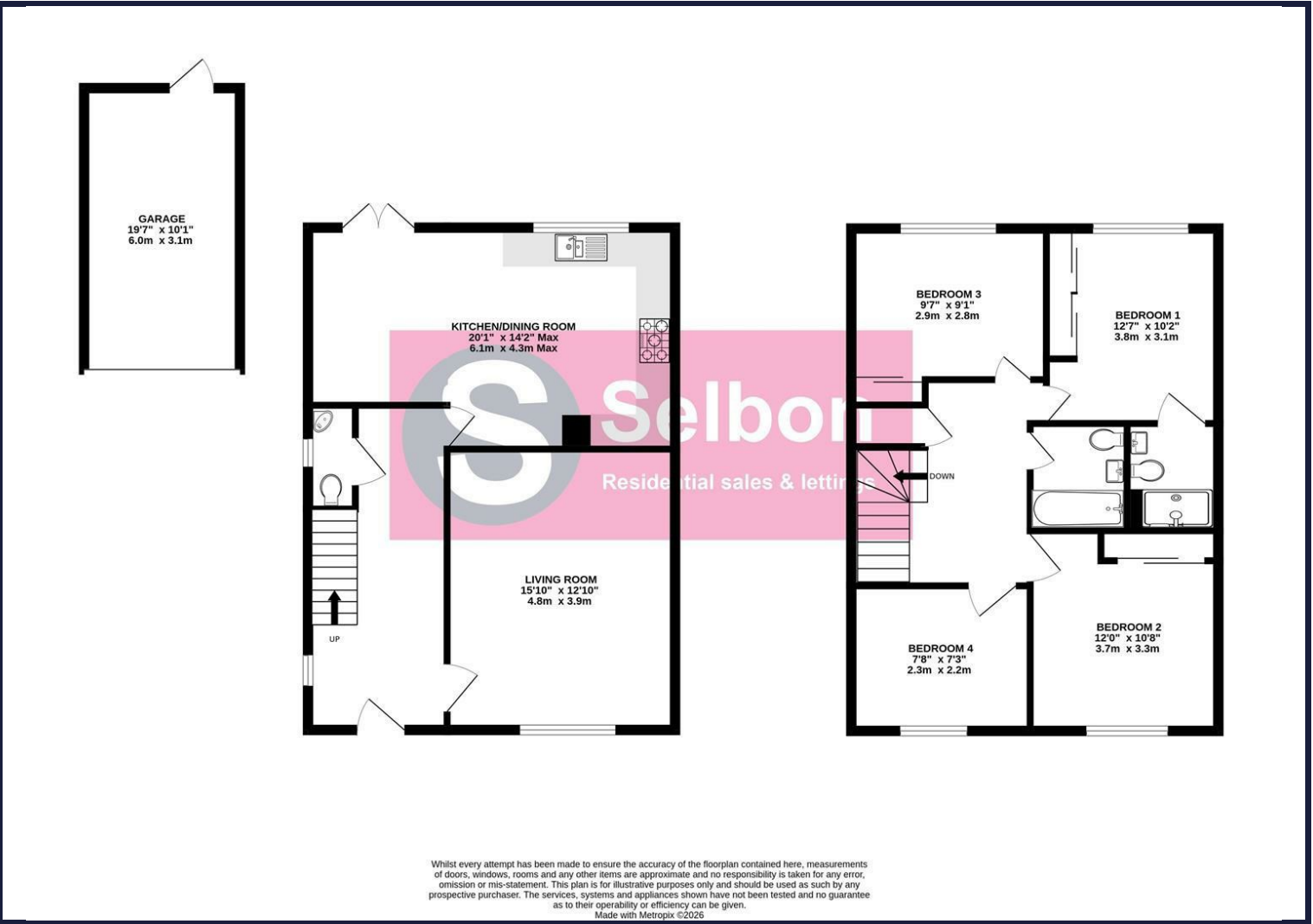
Hugo

Space

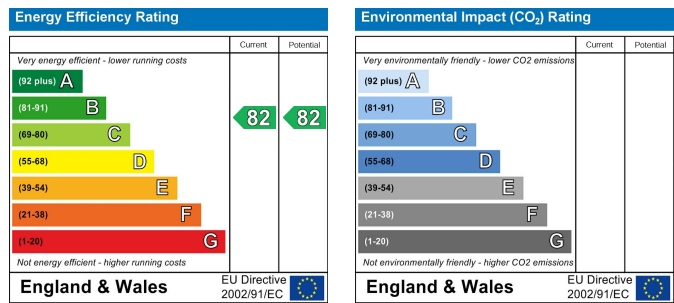


Floor Plans

Area Map



Energy Performance Graph



Viewing

Council Tax Band: E

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

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