



- Two Bedroom Coach House
- Fitted Kitchen with Integrated Appliances
- En-suite Shower Room and Family Bathroom
- Double Glazed Windows & Gas Central Heating
- Communal Bike Store & Bin Store
- Open Plan Living Accommodation
- Living Room Opening to Balcony
- Single Garage & Visitor Parking
- Cul-de-Sac Location
- Close to Local Amenities & Schools

Selbon are delighted to offer to the market this two bedroom coach house built by Taylor Wimpey to their "Almond" design of which only a few were constructed of this type, situated in a cul-de-sac location on the popular Crookham Park development.

The property offers modern open plan living accommodation and is presented in excellent decorative order.

Accommodation comprises; 19ft. open plan living accommodation comprises of a kitchen/breakfast/living room with the added benefit of French doors to a balcony. The kitchen is fitted with eye and base level high gloss cupboard and drawer units with inset one and a half bowl and drainer stainless steel sink unit with mixer tap. Built-in appliances include: gas hob with stainless steel extractor over, electric oven, dishwasher, washing machine, fridge and freezer, rear aspect double glazed window, inset spot lights.

Bedroom one benefits from a built-in wardrobe and en-suite facilities. The en-suite comprises; double shower cubicle, pedestal hand wash basin and low level W.C.

Bedroom two also benefits from built-in wardrobes. The family bathroom boasts a panel enclosed bath with shower over, pedestal hand wash basin and low level W.C.

Externally there is a garage immediately below the property. In addition there is a communal bike store and bin store. Ample visitor parking is available within the cul-de-sac.

Further benefits include gas central heating and double glazed windows. There is an annual development charge of £269.10 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 and Hart leisure centre, are all within a short drive.

We highly recommend a viewing to appreciate the home.

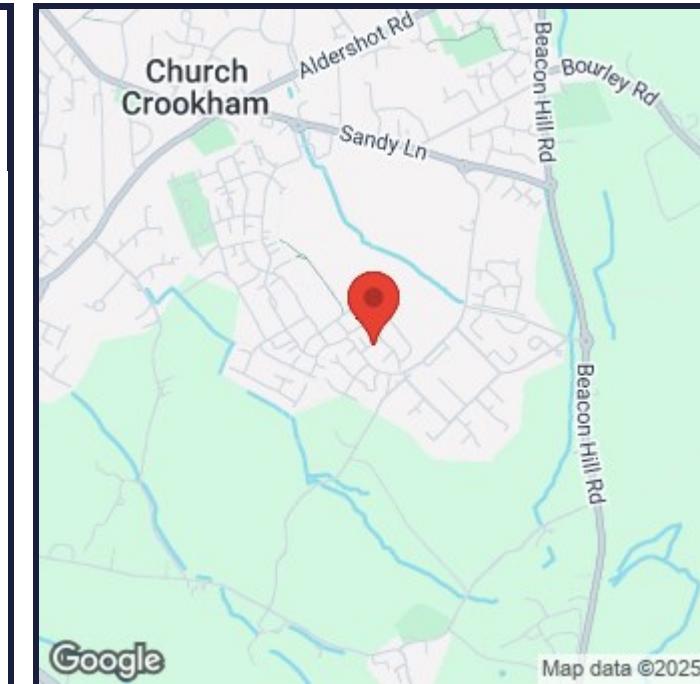




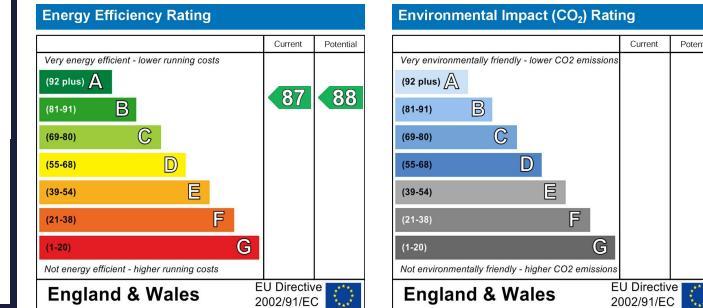
Floor Plans



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: C

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.

Selbon Property Services Ltd

Registered Office, 16 Levignen Close, Church Crookham, Fleet, Hampshire, GU52 0TW

Company Registration Number: 12108205 VAT Number: 370 7956 65

Tel: 01252 979300 Email: sales@selbonproperty.co.uk