



- Three/Four Bedroom Family Home
- Family Bathroom & Two En-Suite Shower Rooms
- Kitchen/Dining Room
- Enclosed Rear Garden
- Driveway Parking with Carport & Additional Allocated Space
- 'Richmond Design' by Taylor Wimpey
- Living Room, Cloakroom & Study Area
- Play Room/Additional Bedroom
- Close to Local Schools & Amenities
- Gas Central Heating, Double Glazing & Solar Panels

Selbon estate agents are delighted to offer this deceptively spacious modern 3 storey town house to the market, situated on the popular Crookham Park development close to local shops and schools.

The property was built by Taylor Wimpey in 2015 to their 'Richmond' design and has been re-modelled by the current owners offering modern open plan living space.

Ground floor accommodation comprises; living room, cloakroom and a fully fitted kitchen/dining room. The kitchen is fitted with a range of eye and base level cupboard and drawer units. Insert sink, built-in appliances include; 5 ring gas hob, electric oven, dishwasher and washing machine. Space for upright fridge/freezer and doors to the rear garden,

The first floor landing gives access to the 2nd floor, as well as an area that is currently used as a study area, there are doors leading to a play room/additional bedroom with Juliette Balcony, bedroom 3 and a family bathroom with a white suite.

The second floor landing boasts two bedrooms both with en-suite shower rooms.

Externally the rear garden is predominately laid to lawn with two patio areas. A gate at the rear leads to the driveway.

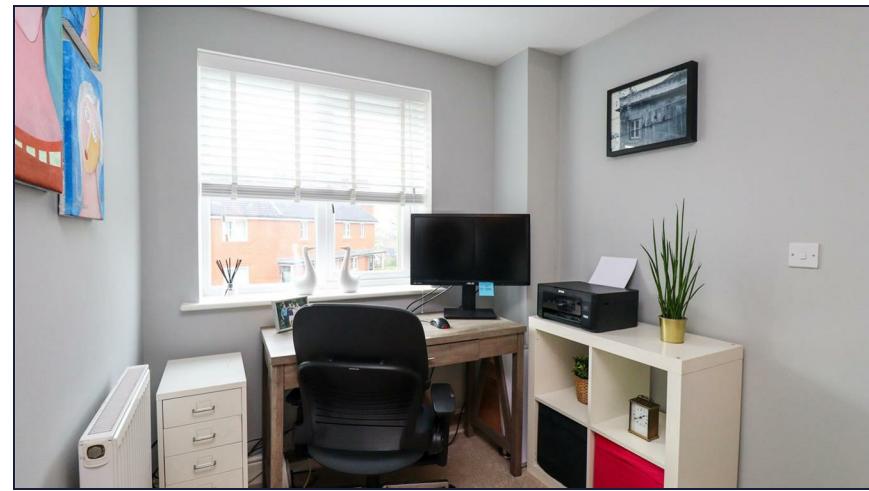
At the rear of the garden is the driveway with parking for two cars (and car port). A further allocated space can be found to the left hand side of the property.

Further benefits include gas central heating, double glazed windows and solar panels. There is an annual charge of £295.08 towards the maintenance of the development and SANGS.

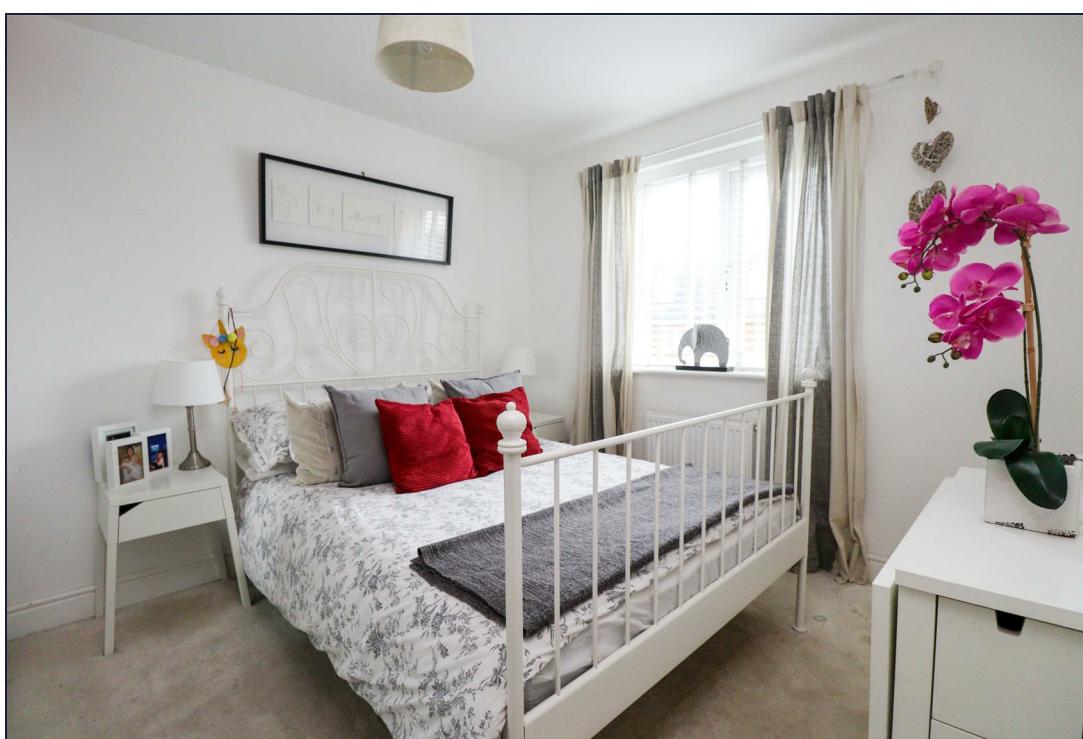
Crookham Park boasts a variety of open spaces, a Sainsburys local and infant school as well as access to a wealth of walking, running and cycling routes and there is a bus route to Fleet town centre, which has an array of shops, bars and restaurants. Fleet mainline station (Waterloo line), the Basingstoke Canal, Fleet pond and Hart leisure centre, are all within a short drive.



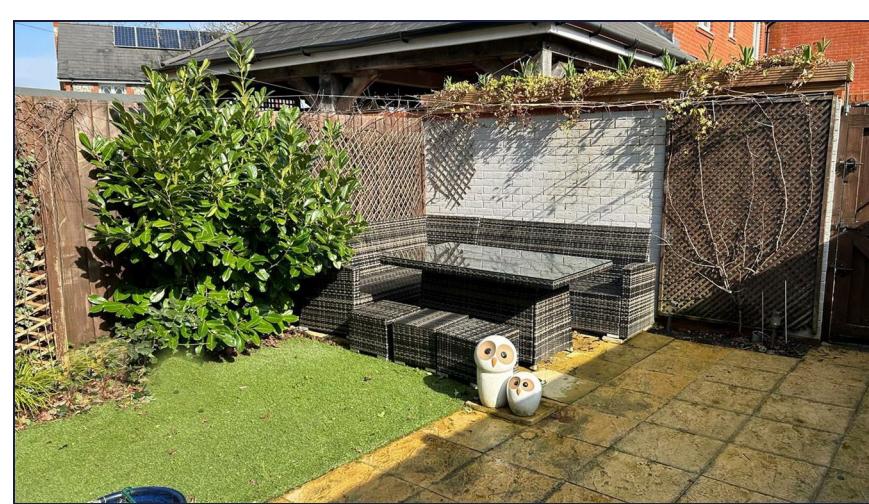








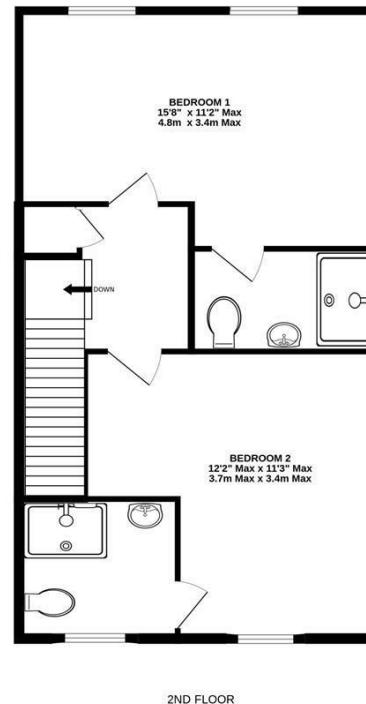
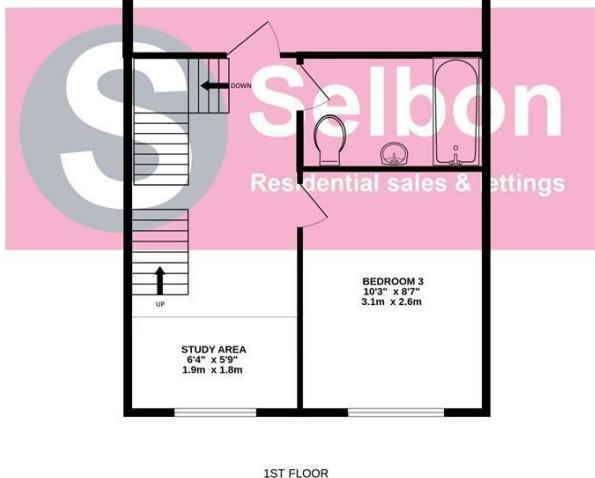
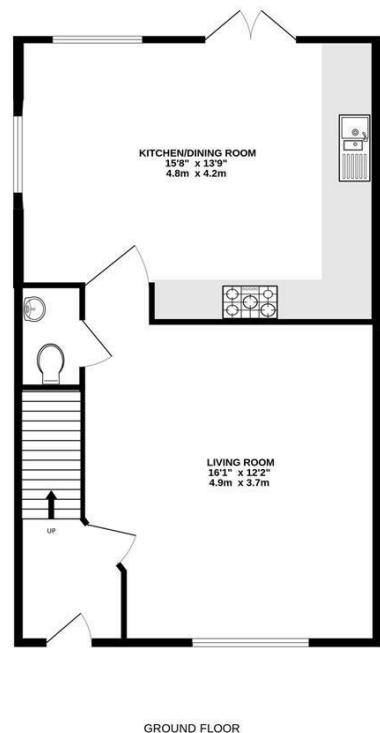








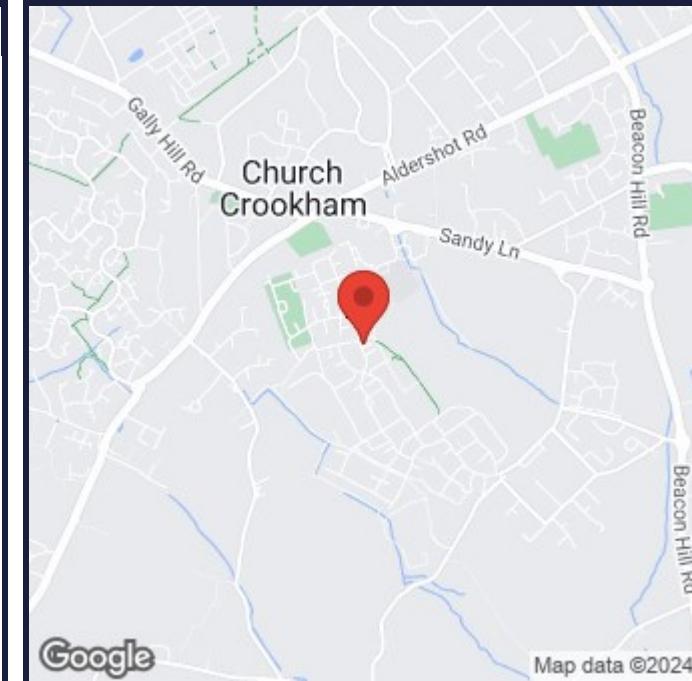
## Floor Plans



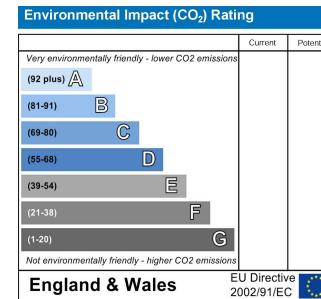
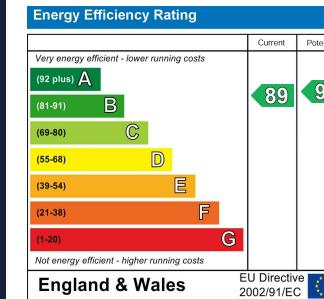
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## 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

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