



**Selbon**

Residential sales & lettings

Ashley Walk, Church Crookham, Fleet,  
Hants, GU52 8BU

Offers in excess of £325,000 Freehold



**01252 979300**  
Selbonproperty.co.uk

- Modern Coach House
- Modern Fitted Kitchen/Living Room With Balcony
- Main Bedroom With En-Suite
- Gas Radiator Heating & Double Glazed Windows
- Overlooking Open Green Area
- Entrance Hall & Landing
- Two Good Sized Bedrooms
- Family Bathroom
- Garage & Parking Space
- Crookham Park Development

Selbon Estate Agents are delighted to offer this deceptively spacious and well presented freehold Coach House, situated in walkway position, on the ever popular Crookham Park development, close to local shops, schools and other amenities.

Overlooking an area of green and the tennis courts, the home benefits from a balcony with lovely views and is an ideal first time or investment purchase. Crookham Park is popular for both landlords and tenants alike.

There is an annual charge circa £279.25 towards the maintenance of the development and SANGS.

To the front of the property is a small open plan garden and a path leading to a double glazed door giving access to the entrance hall, which in turn has stairs leading to the first floor landing.

The bright 24ft landing gives access to the 2 bedrooms, bathroom and lounge/kitchen.

The 15ft main bedroom gives access to a modern refitted en suite shower room with a white suite with a double shower, bedroom 2 is a double bedroom with access to a large loft and there is a modern family bathroom with a white suite.

The main living area of the property is a open plan contemporary 19ft lounge/kitchen, the kitchen is fitted with integral appliances and opens up to the living room with space for a corner sofa, table and chairs and boasts double glazed French doors on to your very own balcony, with views over open green.

The property further benefits from gas central heating, double glazed windows, an outside storage cupboard as well as a single garage with an allocated parking space in front of the garage.

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 & Hart leisure centre, are all within a short drive.

We highly recommend and early viewing.









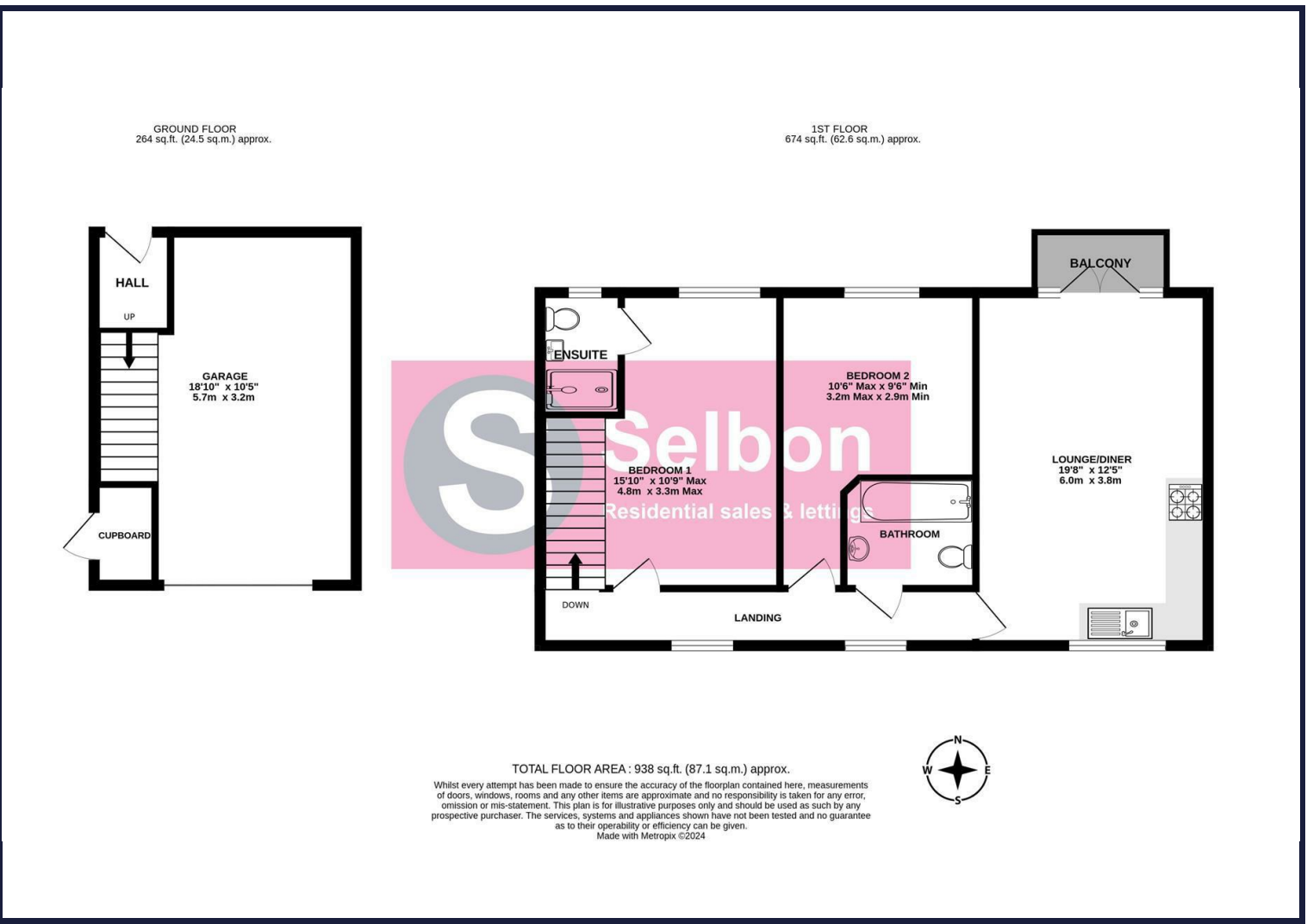




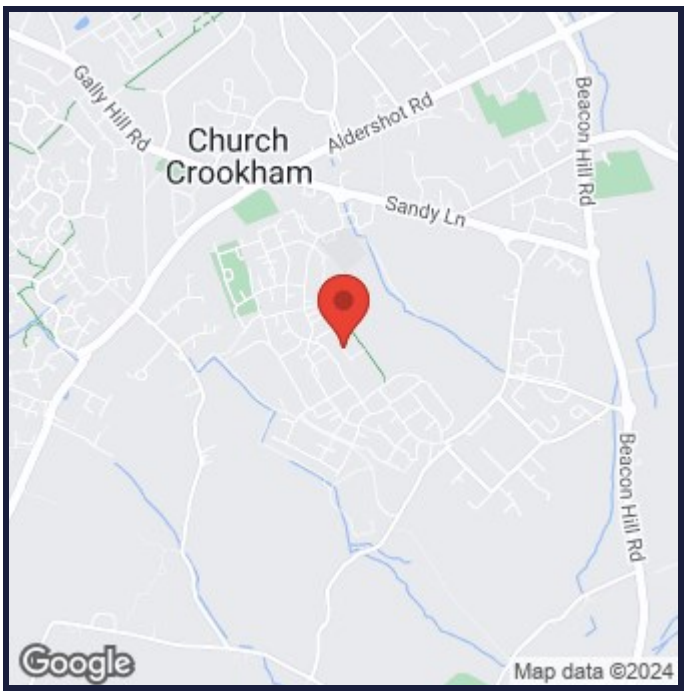




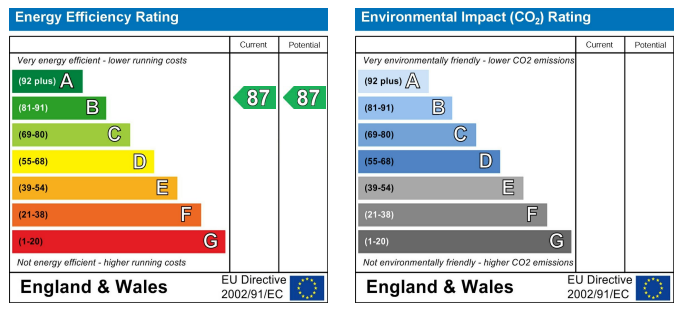
# Floor Plans



# 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

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