



**Selbon**

Residential sales & lettings

Newton Drive, Church Crookham, Fleet,  
Hampshire, GU52 8BP

Offers over £400,000 Freehold



**01252 979300**

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



- Modern Mid Terrace Home
- Modern Kitchen with Integrated Appliances
- Three Bedrooms
- Gas Central Heating & Double Glazed Windows
- Two Parking Spaces To Front Of Home
- Entrance Hallway & Cloakroom
- Living Room with Doors to Rear Garden
- En-Suite and Family Bathroom
- Garden Room with Power & Light
- Close to Shops & Schools

Selbon Estate Agents are delighted to offer to the market this well-presented modern mid terrace home to the market, situated on the popular Crookham Park development, in Church Crookham.

The property was built by Mssrs Taylor Wimpey in 2016 and is an ideal family home for those looking for modern day living on a development with an array of convenient amenities including shops, a school, community centre, open green areas and children's play areas. The property will also favour landlords as Crookham Park is a popular area for the rental market.

Accessed via a path leading to the front door which opens into the hallway with a cloakroom and under stairs storage cupboard. The front aspect kitchen/breakfast room has a range of eye and base level units with granite worksurfaces, inset Franke sink, built in appliances include; double oven, hob, extractor fan, washer/dryer, fridge/freezer and dishwasher. There is a 15ft rear aspect living room with French doors to the rear garden.

The first floor boasts three bedrooms along with the family bathroom. Bedroom one benefits from an en-suite shower room.

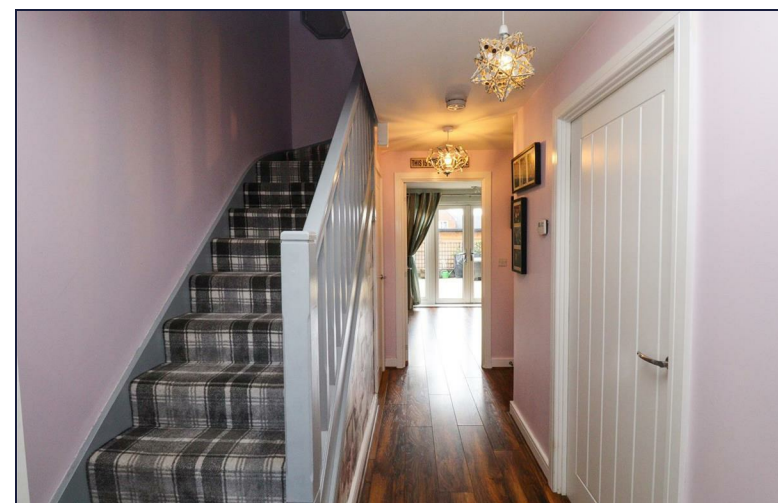
The enclosed south westerly facing rear garden has a patio area immediately to the rear of the property with the addition of a garden room with power and light.

To the front of the property are two allocated parking spaces.

Further benefits include gas central heating, double glazed windows and solar panels. There is an annual 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 would highly recommend an early viewing to appreciate the home and avoid disappointment.







BEING A PART OF  
*this family*  
means you will  
**LOVE**  
AND BE  
**LOVED**  
FOR THE REST  
OF YOUR  
**LIFE**

**WINE**  
A LITTLE  
You'll feel  
*better*

DON'T TAKE LIFE TOO SERIOUSLY  
EVERYBODY GETS OUT AT THE END

WEEKLY CHECKLIST  
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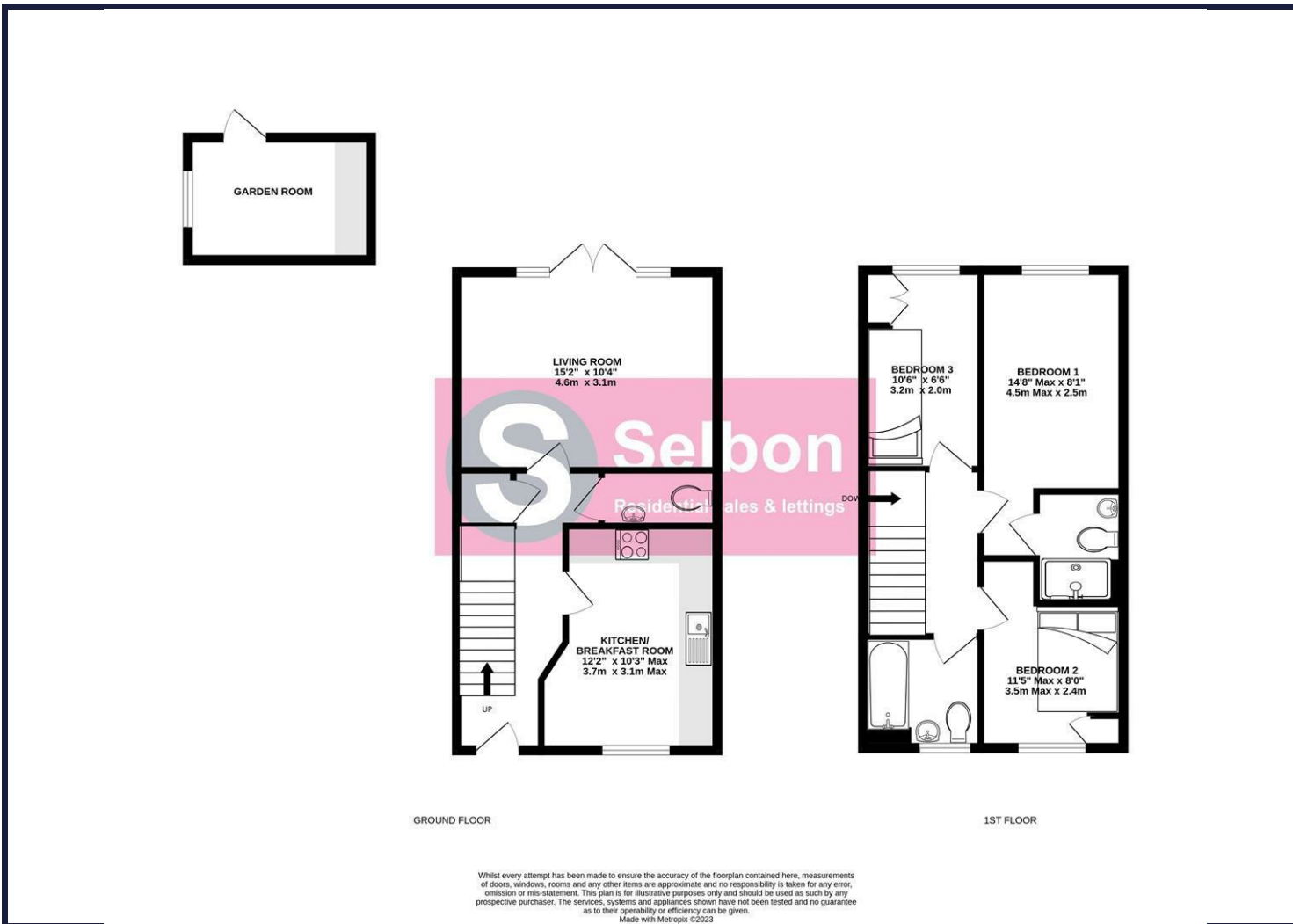




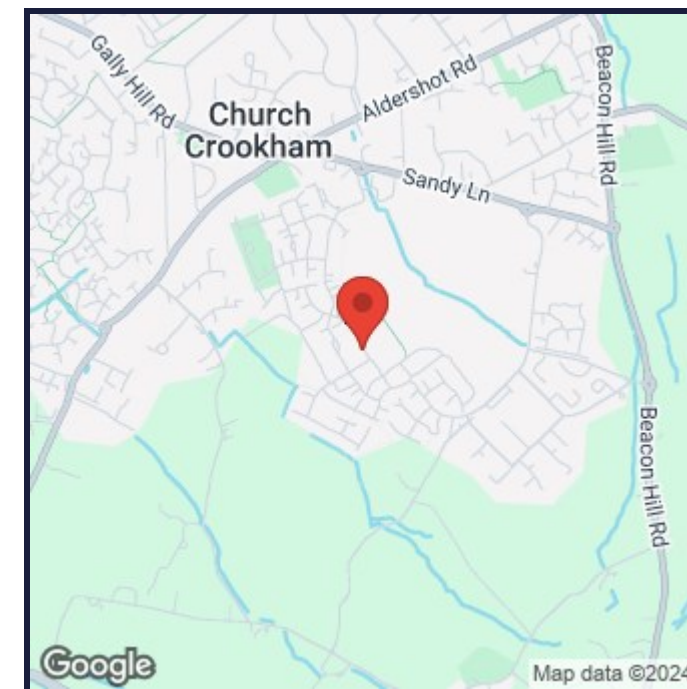




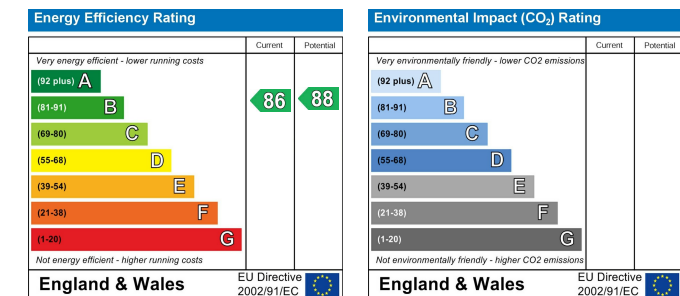
## Floor Plans



## 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

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**Council Tax Band: D**

## Selbon Property Services Ltd

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