



Selbon

Residential sales & lettings

Grant Drive, Church Crookham,
Hampshire, GU52 8AL

Offers over £625,000 Freehold



01252 979300
Selbonproperty.co.uk

- Detached Family Home
- Only Two Property Built To This Design
- Living Room & Dining Room
- Kitchen/Breakfast Room
- Driveway Parking & Garage
- Crookham Park Development
- Four Bedrooms
- Study & Cloakroom
- Family Bathroom & En-Suite Shower Room
- Westerly Facing Rear Garden

Selbon Estate Agents are delighted to offer to the market this unique detached family home, situated on the popular Crookham Park development.

The property was built by Taylor Wimpey to their "Ragley" design in 2015 and is one of only two built. The accommodation spans over two floors and totals just under 1400 Sq.Ft. of accommodation.

On entering the property you are welcomed into a reception hallway with stairs to first floor. The ground floor accommodation comprises; kitchen/breakfast room, dining room (currently used as a bedroom), living room, study and a cloakroom.

The kitchen is fitted with a range of eye and base level cupboard and drawer units under a roll top work surface. Built-in appliances include: oven, hob with extractor over, dishwasher, washing machine and fridge/freezer.

Both the kitchen and the living room have French doors that lead to the garden.

To the first floor there is a spacious landing with hatch to loft space and storage cupboard. There are four bedrooms, with bedroom one benefitting from en-suite facilities. Whilst bedroom three and four are serviced by a family bathroom with white suite.

The Westerly facing rear garden measures approximately 40ft. in length by 25ft. in width and has been landscaped with artificial grass with a patio area, ideal for alfresco dining.

To the front is driveway parking that leads to a garage.

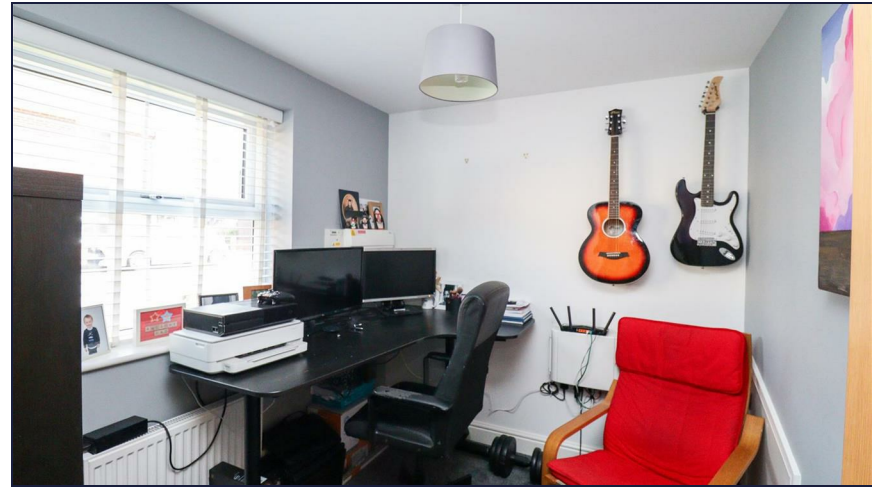
There is an annual charge circa £295.08 towards the maintenance of the development and SANGS.

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.

There are excellent road links with the M3 & A3 & A 30, giving easy access to London, Guildford and Basingstoke to name a few.







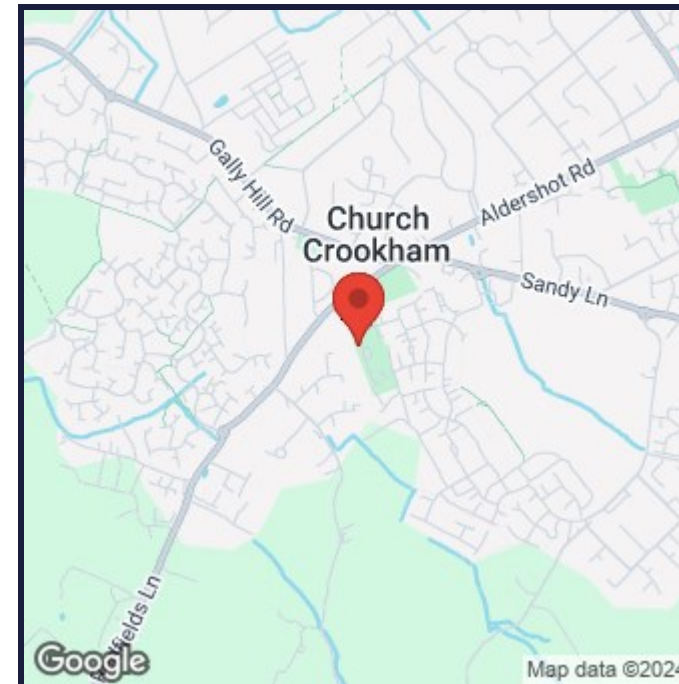
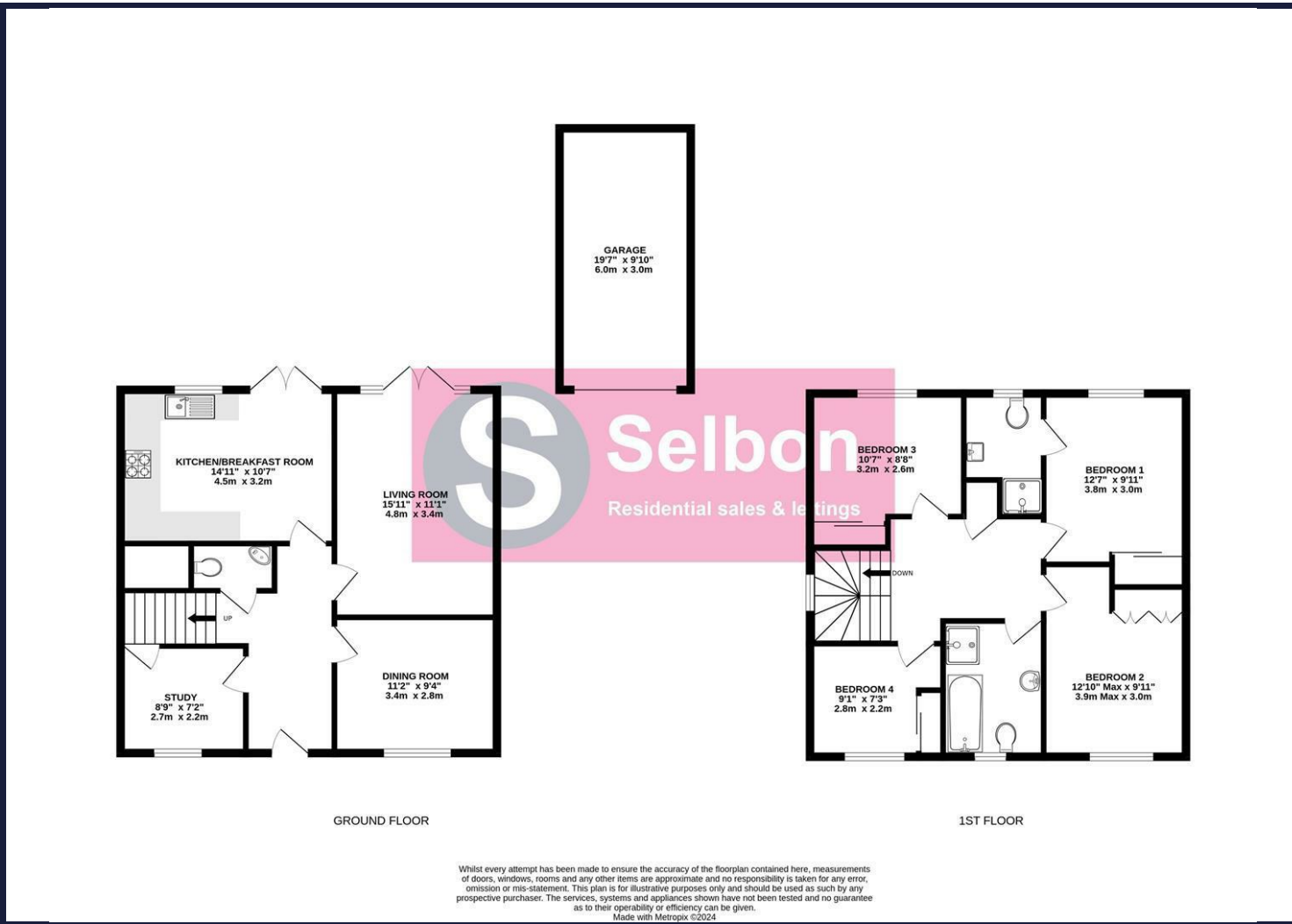




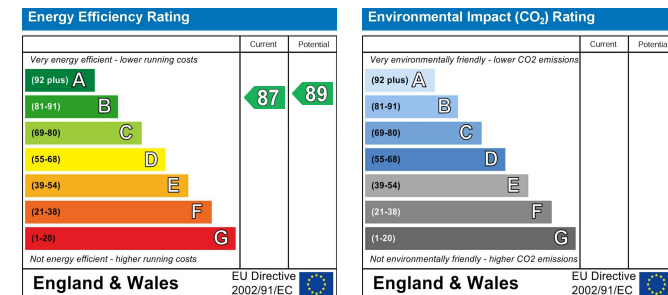


Floor Plans

Area Map



Energy Performance Graph



Viewing

Council Tax Band: F

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

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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