



Selbon

Residential sales & lettings

Byrne Avenue, Church Crookham, Fleet,
Hants, GU52 8BG

Offers in excess of £700,000 Freehold



01252 979300
Selbonproperty.co.uk

- Detached 3 Storey Family Home
- 30ft Lounge/Dining/Conservatory
- 3 Bedrooms, En Suite & Bathroom (1st Floor)
- Gas Radiator Heating & Double Glazed Windows
- Single Garage & Driveway Parking
- Entrance Hall & Cloakroom
- Fitted Kitchen & Study
- 25ft Main Bedroom, Dressing Area & En Suite (2nd Floor)
- South Facing Garden With 19ft Garden Room
- No Onward Chain

Selbon Estate Agents are delighted to offer this modern 3 storey detached family home, to the market, built in by 'Taylor Wimpey' to their 'Windsor' design, located on the ever popular Crookham Park development in Church Crookham.

The property is ideal for families looking for modern day living with flexible accommodation, benefitting from a fantastic position, backing on to open land and SANGS, with the home enjoying a high degree of privacy.

The property is accessed via a part double glazed front door, leading to the spacious entrance hall with stairs leading to the first floor landing and doors leading to the lounge/dining/conservatory, kitchen, 7ft study and a down stairs cloakroom with a white suite.

The centre piece of the home is the bright and airy 30ft living room/dining/conservatory, there is a vaulted glass roof and double glazed French doors to the rear garden, as well as open plan access to the fitted kitchen with a range of work surfaces, storage units and some integrated appliances.

The first floor landing has doors leading to 3 bedrooms with bedroom 2 boasting an en suite shower room, there is a family bathroom and a door leading to an inner landing with stairs leading to the second floor 25ft principle bedroom with a dressing area and en suite shower room.

The property further benefits from gas central heating, double glazed windows, an open plan front garden, an enclosed southerly facing rear garden with bi folding doors to a wonderful 19ft garden room (converted from half of the garage), a 19ft garage and driveway parking for several vehicles.

Crookham Park has a variety of open spaces, children play areas, a Sainsburys local and infant school as well as having access to a wealth of walking, running and cycling routes from the front door and there is a bus route to Fleet town centre.

The property is subject to an estate maintenance charge of £295.08 per annum.

Offered with no onward chain, a viewing is highly recommended.



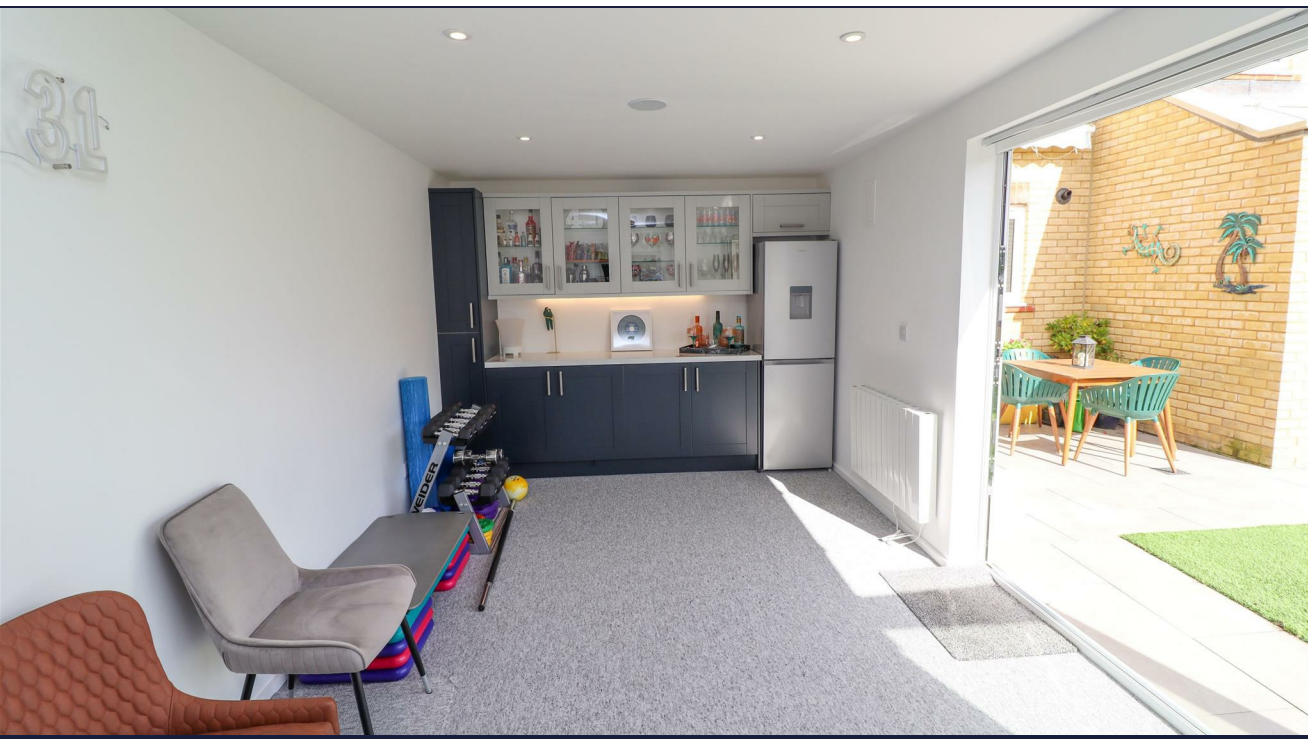






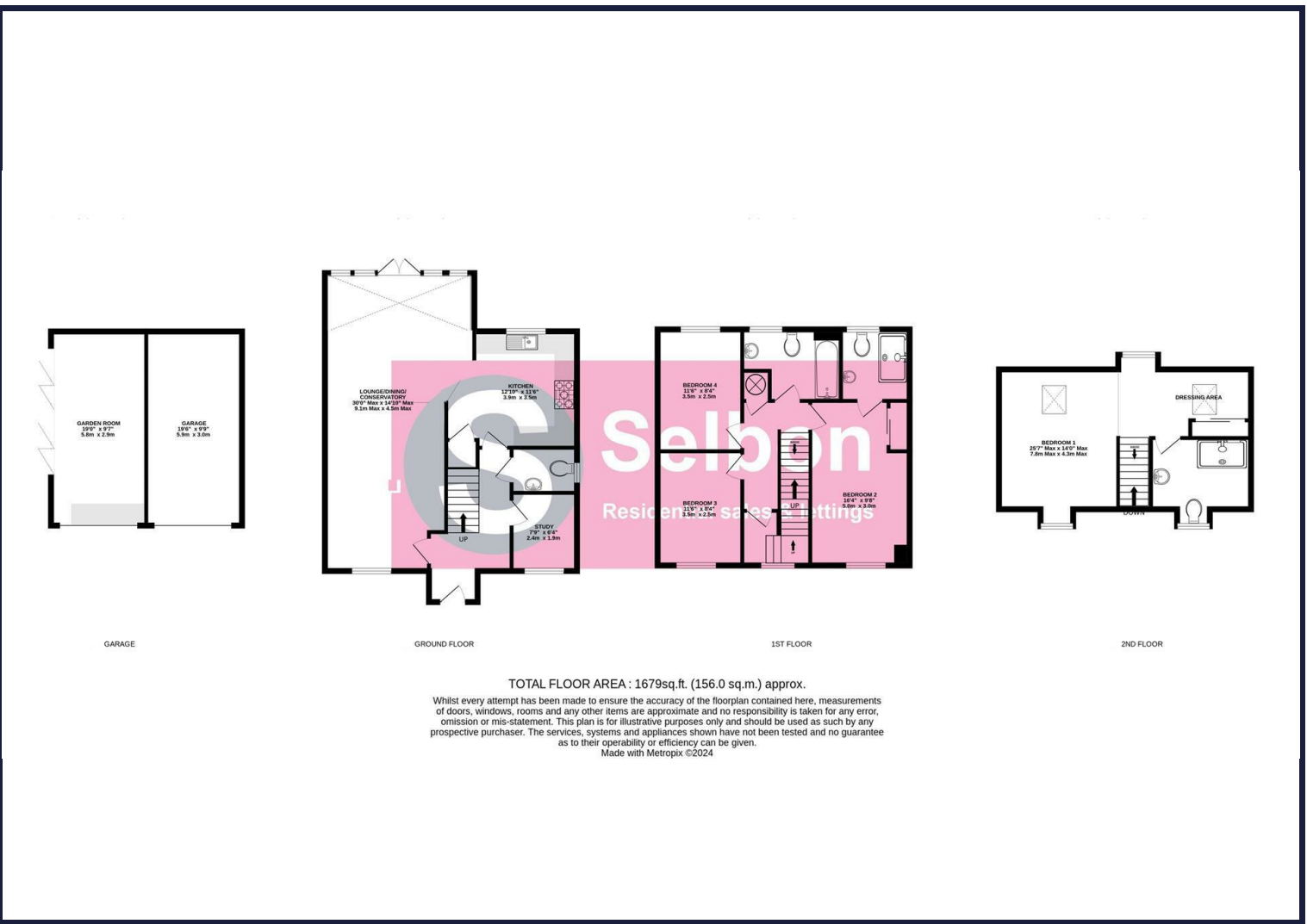








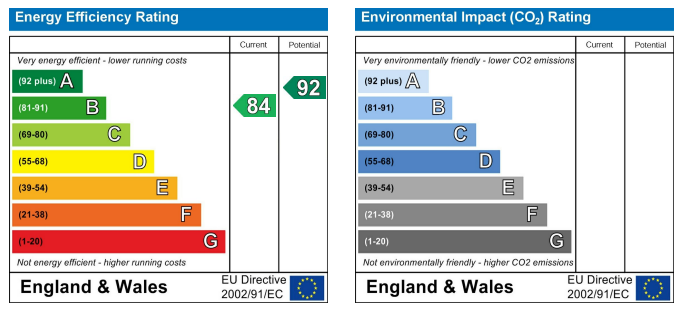
Floor Plans



Area Map



Energy Performance Graph



Council Tax Band: F

Viewing

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

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.