



Selbon

Residential sales & lettings

Albany Park Drive, Church Crookham,
Hampshire, GU52 0AF

Offers over £525,000 Freehold

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Selbonproperty.co.uk

- Albany Park Development
- Open Plan Living Space
- 3 Bedrooms & Family Bathroom (1st Floor)
- Study/Treatment Room (2nd Floor)
- Driveway Parking/Car Port
- Four Double Bedrooms
- Fitted Kitchen
- Bedroom One with En-Suite Shower Room (2nd Floor)
- Easterly Facing Rear Garden
- Close to Local Amenities & Schools

Selbon Estate Agents are delighted to offer to the market this stunning four double bedroom family home situated on the new Albany Park development. Built by Linden Homes to their 'Peony' design offering versatile accommodation over three floors.

On entering the property you are welcomed into a reception hallway with stairs to the first floor with storage cupboard below and a cloakroom. The modern open plan living space combines a living/dining room which opens into the fitted kitchen and also has French doors to the rear garden.

The stunning kitchen boasts eye and base level cupboard and drawer units with built-in appliances including; oven, hob, extractor hood, dishwasher and washing machine.

To the first floor are three double bedrooms and a family bathroom with three piece white suite. Bedroom two boasts a Juliette balcony and could be used as additional living space if required.

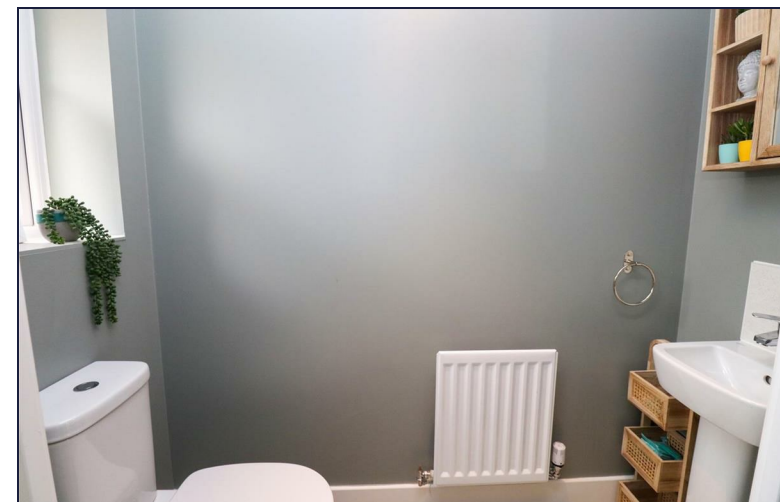
The principle bedroom with en-suite shower room can be found on the second floor. In addition there is further room currently used as a treatment room/study.

The Easterly facing rear garden is predominately laid to artificial lawn with a patio area immediately to the rear of the property.

To the front is driveway and car port parking with electric charging point.

Albany Park is a fabulous new development of stylish, energy efficient homes, conveniently situated off Redfields Lane in Church Crookham. Adjacent to open countryside, this thriving village enjoys a host of facilities including pubs, shops, post office and pharmacy, plus sports facilities, a community centre, parish church and good local schools. Albany Park further benefits by being just over 2 miles from the centre of Fleet, where you'll find pubs and restaurants.

The property is current situated in the school catchment area for Dogmersfield school and Court Moor secondary school. There are also a variety of other schools nearby as well as St Nicholas' Independent school.





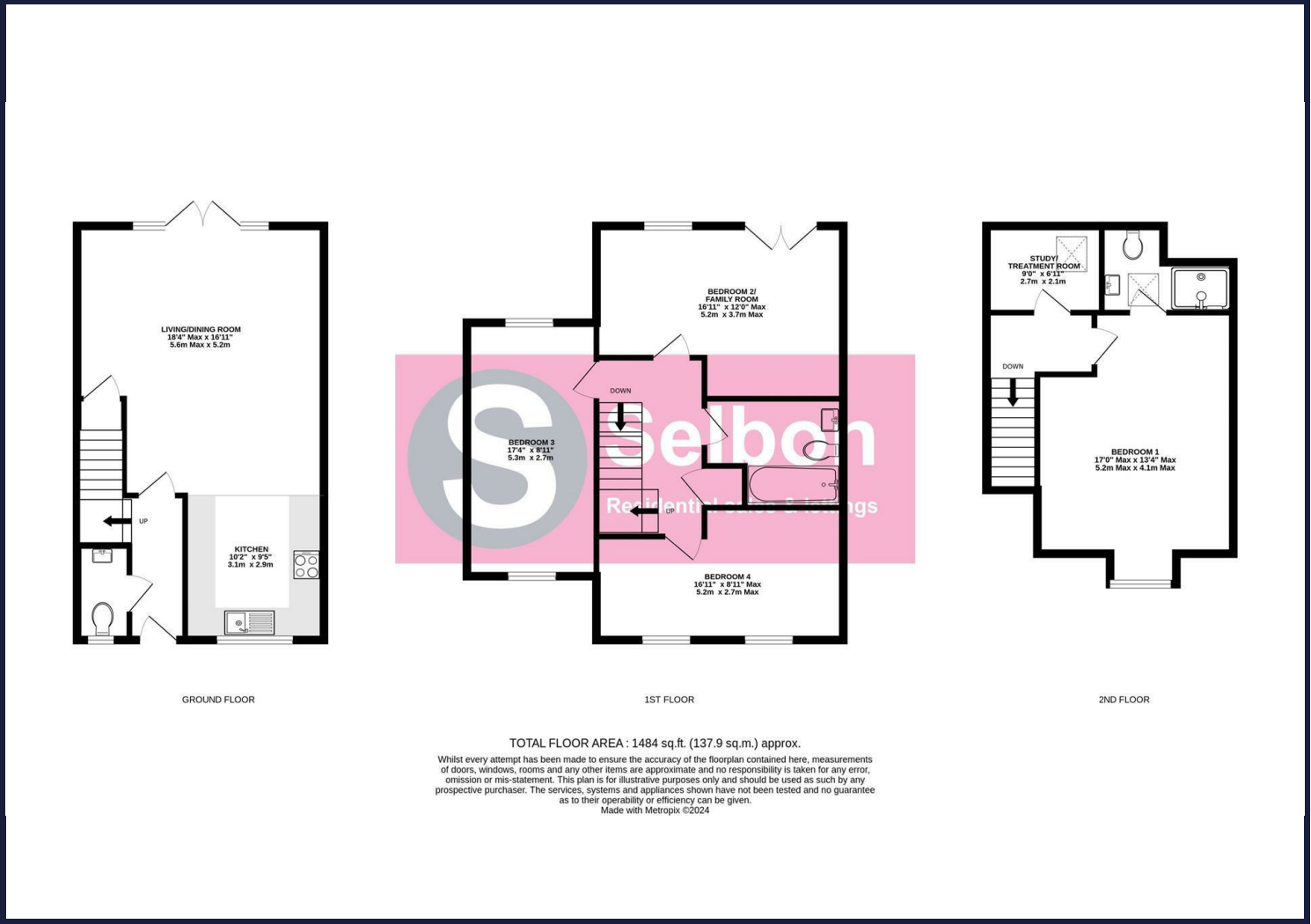








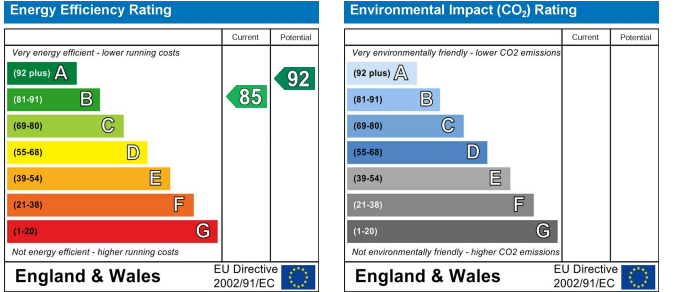
Floor Plans



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: E