



**Selbon**

Residential sales & lettings

Willowbourne, Fleet,  
Hampshire, GU51 5BP

Offers in excess of £525,000 Freehold



**01252 979300**

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



- Berkeley Home 'Copley' Design
- Kitchen/Breakfast Room
- Main Bedroom With Dressing Room & En Suite (1st Floor)
- Third Bedroom & En Suite (2nd Floor)
- Enclosed Rear Garden
- Entrance Hall & Cloakroom
- Living Room
- Second Bedroom & Bathroom (1st Floor)
- Under Floor & Radiator Heating
- 2 Allocated Parking Spaces (To The Rear Of The Property)

Selbon Estate Agents are delighted to offer this deceptively spacious 3 storey townhouse built by Berkeley Homes to their 'Copley' design and situated on the ever popular Edenbrook development.

In our opinion, the home is finished to a high specification and offered in excellent order throughout, making it an ideal purchase for those looking for a contemporary move in ready modern home.

The last two half year service charge payments have been £282.89 making an annual service charge of £565.78.

Accessed via a path leading to the front door which leads to the entrance hall with stairs leading to the first floor landing as well as doors leading to the kitchen/breakfast room, lounge/dining room and the cloakroom with a white suite.

The well appointed 17ft bay fronted kitchen/breakfast room has extensive work surfaces, a range of storage units, integrated appliances as well as space in the bay area for a small table and chairs. The 16ft lounge/dining room has an understairs storage cupboard, space for dining room table & chairs and double glazed French door to the rear garden.

The first floor landing has an airing cupboard, stairs to the second floor landing and doors to the main bedroom with a dressing room and en suite bathroom, bedroom 3 and a family bathroom. The second floor landing has potential to be a study area and there is a door to a double bedroom with an ensuite shower room.

Further benefits include under floor heating to the ground floor, radiator heating to the rest of the home, double glazed windows, and enclosed rear garden and two allocated parking spaces to the rear of the home.

Set on the edge of the 82 acre Edenbrook country park, there are excellent running & walking routes from the front door as well as easy access to Hart Leisure centre, Fleet town centre with an array of shops, bars and restaurants and excellent communication links with Fleet mainline railway station (Waterloo line) and two junctions of the M3.

A viewing is recommended.























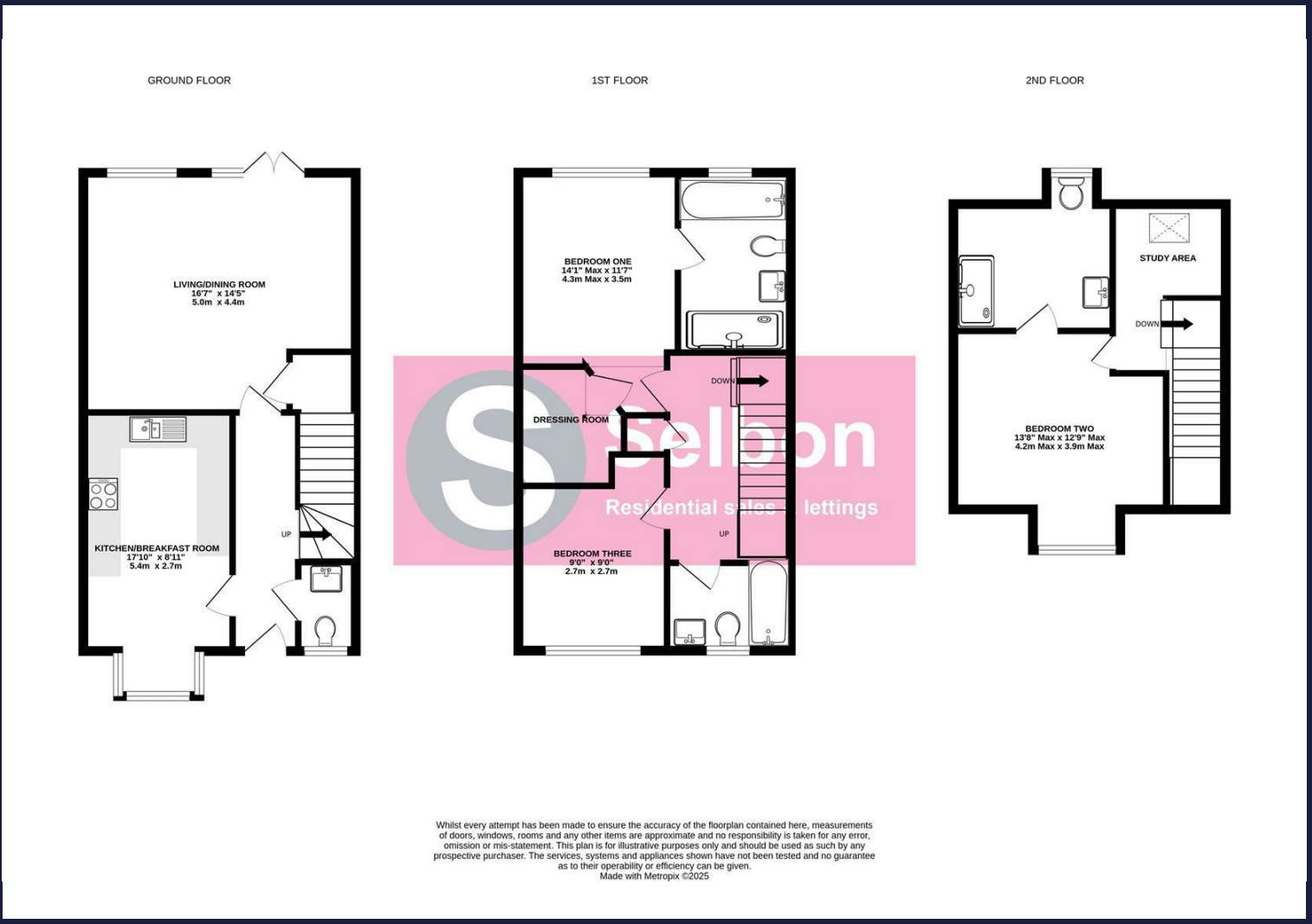








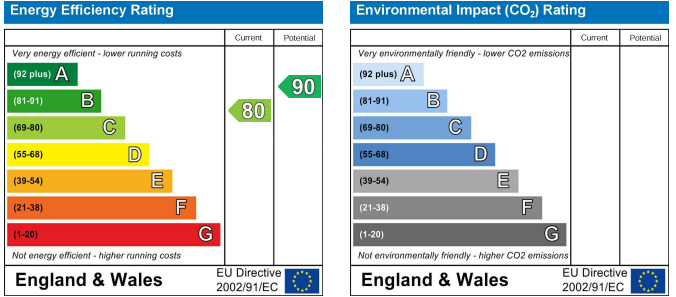
Floor Plans



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: E

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