



44 Kukri Gardens, Church Crookham

£769,950

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Situated on the desirable High Trees development on the fringes of Crookham Park stands this stunning detached family home, having been built by Messrs Taylor Wimpey to their Sycamore design, circa 2013.

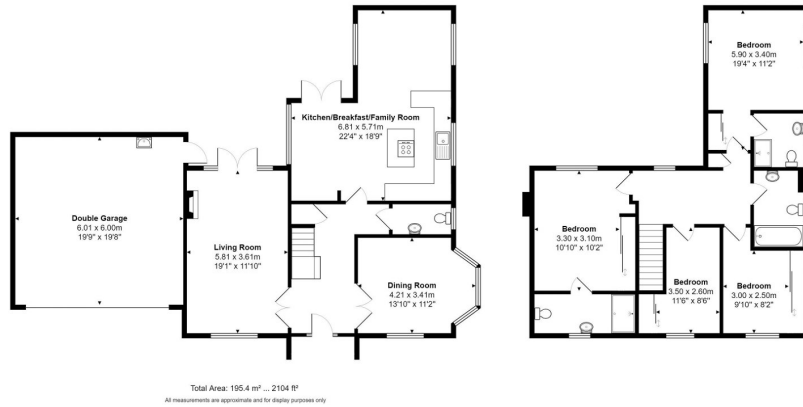
Offering spacious accommodation, the property is offered for sale in excellent decorative order throughout and has been upgraded from the standard design specification, including a sonos sound system with speakers throughout the downstairs. On entering the property you are welcomed into a bright hallway with stairs to first floor with storage cupboard and a door to the downstairs cloakroom. There is a light and airy living room featuring dual aspect windows and a feature fireplace, as well as a separate bay fronted dining room. The open plan kitchen/breakfast/family room measures 22ft. and also benefits from dual aspect windows and double glazed French doors to the rear garden. The well-appointed kitchen comprises; eye and base level cupboard and drawer units under extensive work surfaces and an island, Inset sink with mixer tap, integrated appliances including dishwasher, fridge/freezer, oven, hob and extractor over.

To the first floor, bedrooms one and two have fitted wardrobes and well-appointed en suites. There are two further bedrooms with fitted wardrobes and a family bathroom.

The property further benefits from gas radiator heating, double glazed windows, solar panels, a corner plot with an enclosed rear garden, as well as an attached double garage with a double driveway.

Situated in a popular cul de sac, there are open greens and a play area within the cul de sac and there are excellent walking and cycling routes from the front door via local SANGS, giving access to Ewshot, Ceasars Camp as well as local schools, shops and further play areas. There is an annual charge of £279.25 towards the maintenance of the development and SANGS.





- Taylor Wimpey 'The Sycamore' Detached Home
- Two Reception Rooms
- Bedrooms 1 & 2 With Fitted Wardrobes & En-Suite
- Gas Radiator Heating, Double Glazed Windows & Solar Panels
- Corner Plot On High Trees Development
- Entrance Hall & Cloakroom
- Kitchen/Breakfast & Family Room
- 2 Further Bedrooms With Fitted Wardrobes & Family Bathroom
- Double Garage & Driveway



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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