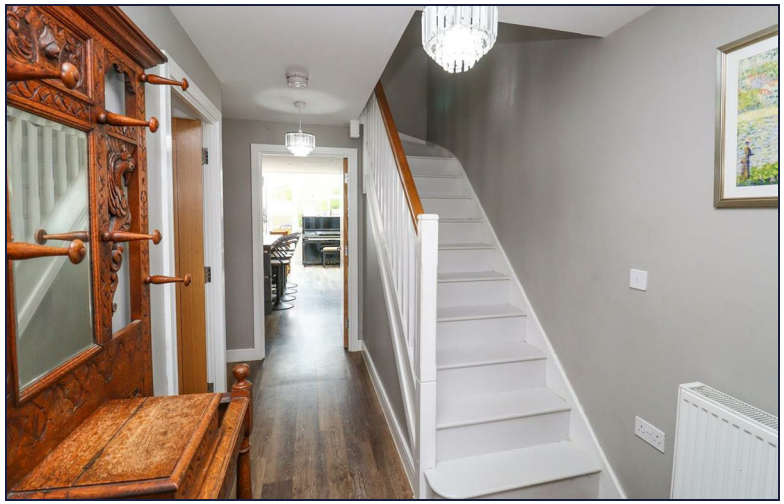
Selbon
Simply Different

Grenham Court, Church Crookham,
Hampshire, GU52 8BE
Guide price £500,000 Freehold

4 2 2 B

01252 979300
Selbonproperty.co.uk

- Three/Four Bedroom Town House
- Re-Fitted Kitchen/Dining Room
- Cloakroom & Study/Bedroom 4
- En-Suite Shower Room & Bathroom
- Two Parking Spaces
- Crookham Park Development
- 15ft. Conservatory Opening to Rear Garden
- 15ft. Living Room
- Southerly Facing Rear Garden
- Close to Local Schools & Amenities



Selbon Estate Agents are delighted to offer this deceptively spacious modern, three storey town house to the market, situated on the popular Crookham Park development, close to local shops and schools.

The property was built by Mssrs 'Taylor Wimpey' and is an ideal family home for those requiring modern open plan living space with the benefit of additional space and rooms for home working.

The property is accessed via a front door leading to the entrance hall, stairs lead to the first floor landing with storage below, doors leading to a cloakroom with a white suite, bedroom 4/study and an open plan 15ft. kitchen/dining room which leads to a15ft. conservatory with French doors to the rear garden. A particular feature of the home is this exceptional bespoke kitchen, beautifully designed to combine striking contemporary style with everyday practicality. Sleek handleless cabinetry in a sophisticated graphite finish is complemented by rich copper-effect worktops and matching splashbacks, creating a bold yet elegant aesthetic. A substantial central island provides an impressive focal point, offering extensive preparation space, generous storage and breakfast bar seating area.

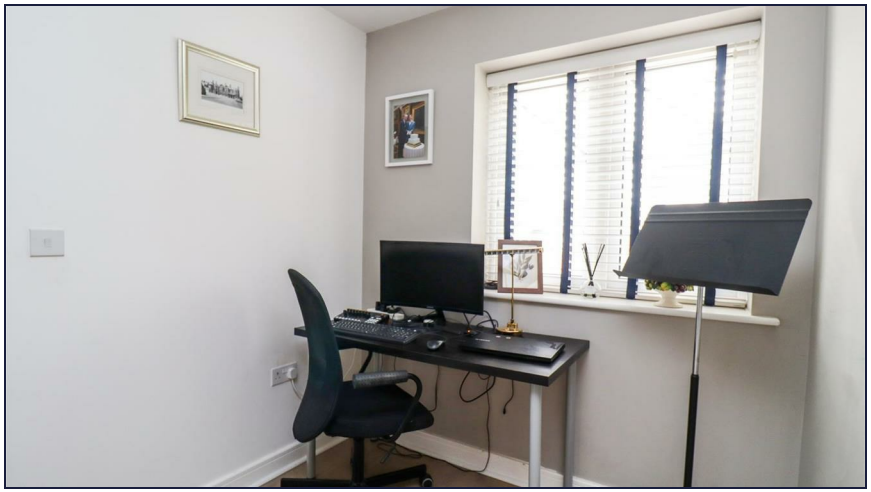
The first floor landing gives access to the 2nd floor, as well as an area that could be used as a small study area, there are doors leading to a 15ft. living room with Juliette balcony, bedroom 3 and a family bathroom with a white suite.

The second floor landing has access to the loft, two double bedrooms with bedroom one benefitting from an en suite shower room.

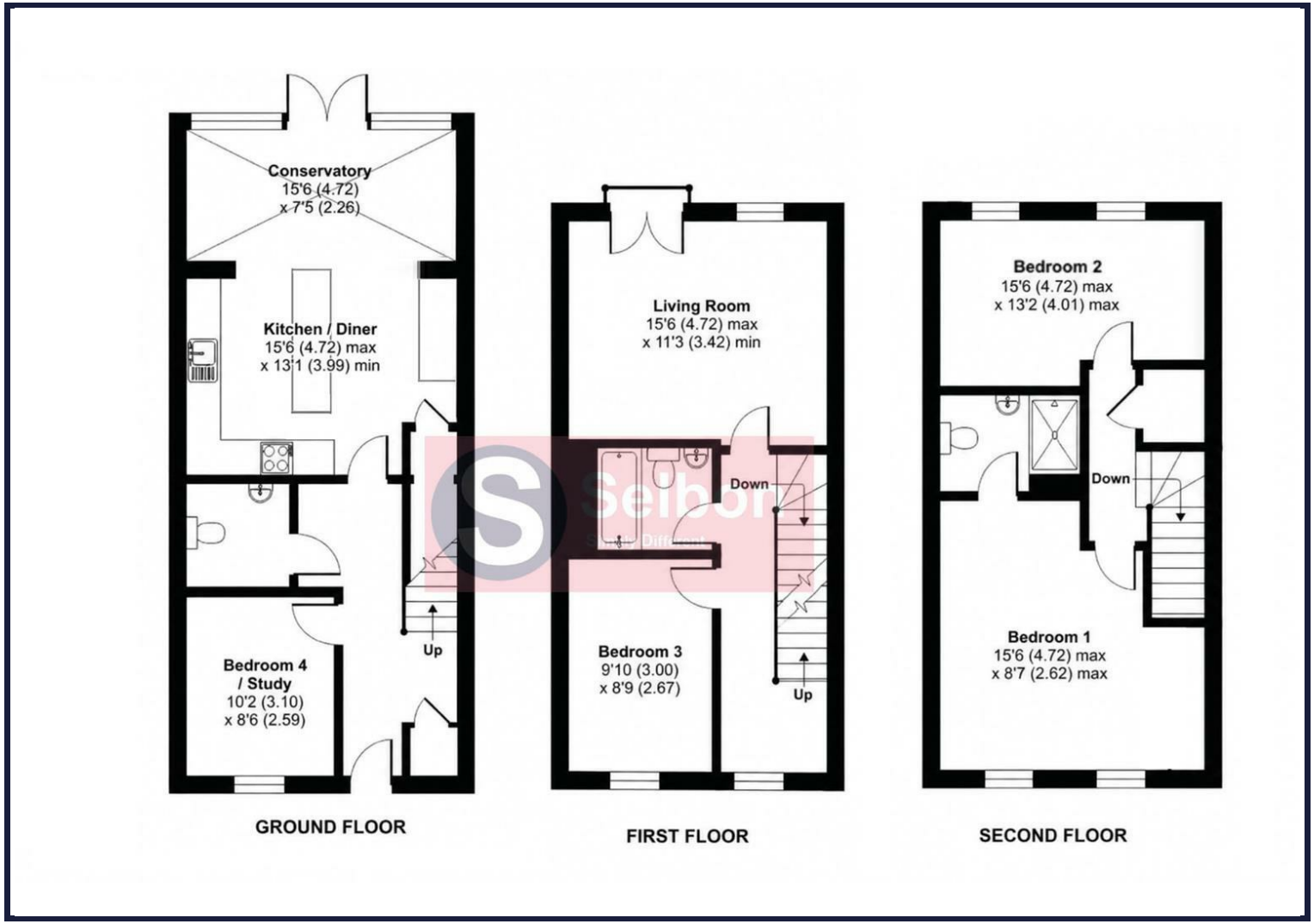
The Southerly facing rear garden is laid to lawn with patio area immediately to the rear of the property.

Further benefits include gas central heating, double glazed windows, solar panels, two allocated parking spaces at the front of the property as well as visitor spaces nearby.

There is an annual charge of £302.95 (P.A) towards the maintenance of the development and SANGS.

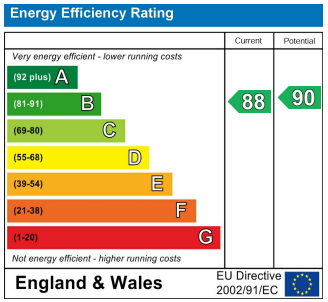


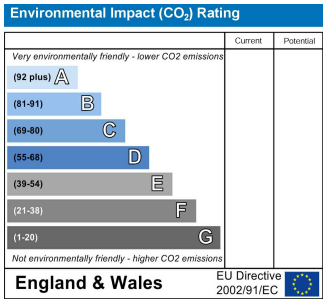
Floor Plans



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

We give notice that these particulars are produced in good faith and in accordance with the Digital Markets, Competition and Consumers Act 2024 (DMCC Act). 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.

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