



Selbon

Simply Different

Willowbourne, Fleet,
Hampshire, GU51 5BP
Offers over £475,000 Freehold

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01252 979300
Selbonproperty.co.uk

- Four Bedroom Town House
- Living/Dining Room With Bi-Folding Doors to Garden
- Main Bedroom With En-Suite & Dressing Room
- Enclosed Rear Garden
- Under Floor & Radiator Heating
- Edenbrook Development
- Kitchen/Breakfast Room
- Family Bathroom
- Two Allocated Parking Spaces
- No Onward Chain

Selbon Estate Agents are delighted to offer this deceptively spacious four bedroom town house 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 current owners have re-modelled the property since purchasing to include; bi-folding doors to the living room and re-configuring the second floor to allow for two bedrooms instead of one with en-suite. However if required this could be changed back by the next owner.

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 table and chairs. The 16ft. lounge/dining room has an understairs storage cupboard, space for dining room table & chairs and bi-folding doors 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 a study area and doors to bedroom 2 and 4.

Bedroom one, two and four also benefit from air conditioning units.

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.

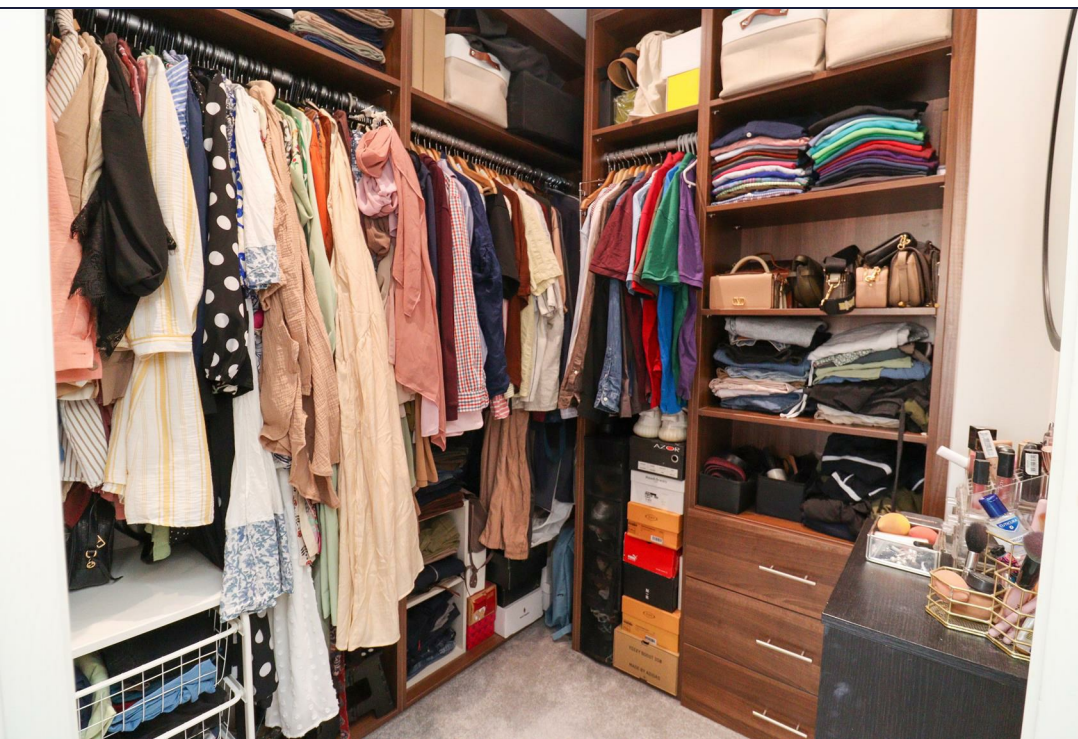
We are advised that there is a management estate charge of approximately £500 per annum.









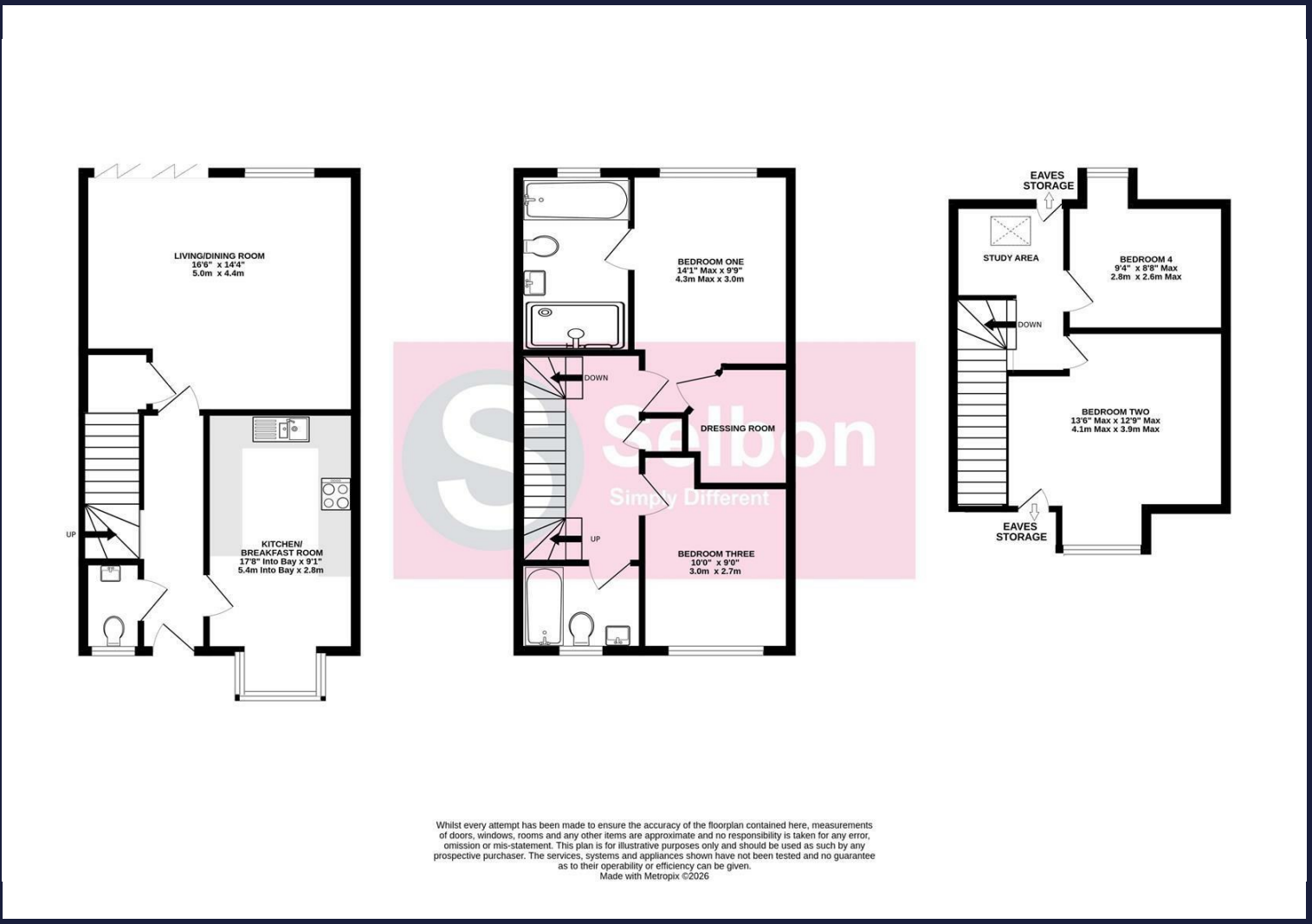








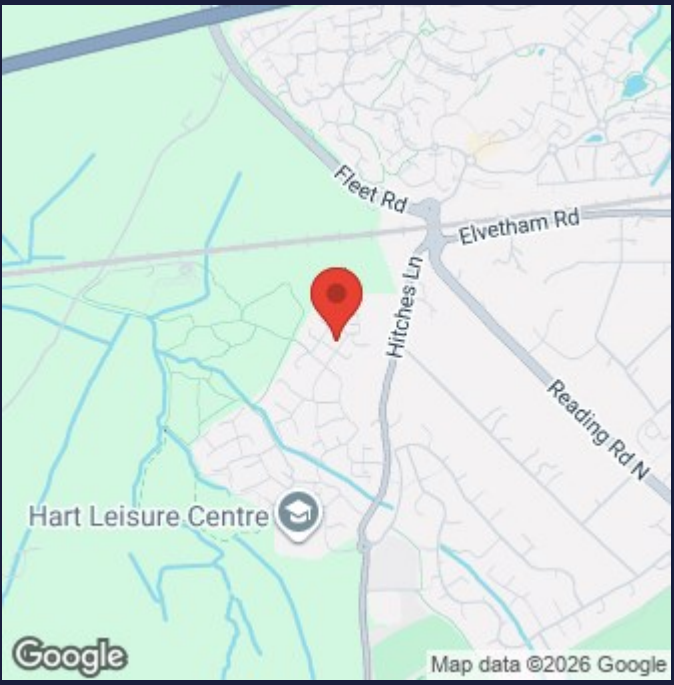
Floor Plans



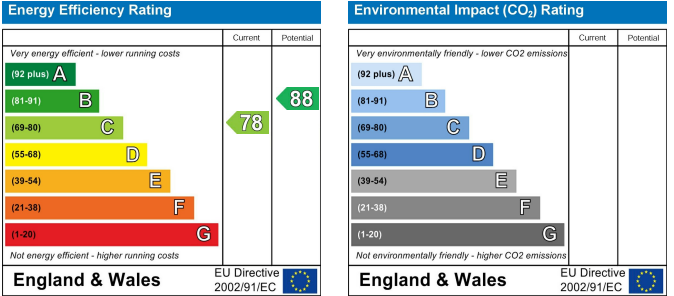
Viewing

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

Area Map



Energy Performance Graph



Council Tax Band: E

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