



Selbon

Simply Different

Jubilee Drive, Church Crookham,
Hampshire, GU52 8AP
Offers over £425,000 Freehold



01252 979300
Selbonproperty.co.uk

- Three Bedroom Town House
- Entrance Hallway & Cloakroom
- En-Suite to Bedroom One & Family Bathroom
- Garage & Allocated Parking Space
- Close to Local Schools & Amenities
- Crookham Park Development
- Living Room & Kitchen
- Enclosed South-Westerly Facing Garden
- Ample Visitor Parking
- Gas Central Heating, Double Glazing & Solar Panels

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 schools and amenities.

The property was built by Mssrs Taylor Wimpey and is an ideal family home for those looking for modern day living space with the benefit of additional space and for home working.

The property is accessed via a double glazed front door leading to the entrance hall with stairs leading to the first floor landing with storage below, as well as doors leading to a cloakroom with a white suite. The principle accommodation includes a kitchen with integrated appliances and a rear aspect living room with French doors to the rear garden.

The first floor landing gives access to bedrooms two and three as well as a family bathroom with a white suite and there is a door to an inner landing with stairs leading to the second floor. The second boasts an L shaped 17ft. (max) bedroom with a range of built-in wardrobes and a door leading to an en-suite shower room.

Further benefits include driveway parking which leads to a single garage, gas central heating, double glazed windows, solar panels and an enclosed westerly facing rear garden with patio area with the remainder laid to artificial lawn. There is an annual charge circa £305 towards the maintenance of the development and SANGS.

Crookham Park boasts a variety of open spaces, a Sainsburys local and infant school as well as access to a wealth of walking, running and cycling routes and there is a bus route to Fleet town centre, which has an array of shops, bars and restaurants. Fleet mainline station (Waterloo line), the Basingstoke Canal, Fleet pond and Hart leisure centre, are all within a short drive.

There are excellent road links with the M3 & A3 & A 30, giving easy access to London, Guildford and Basingstoke to name a few, with Farnham, Odiham and Crondall all close by.

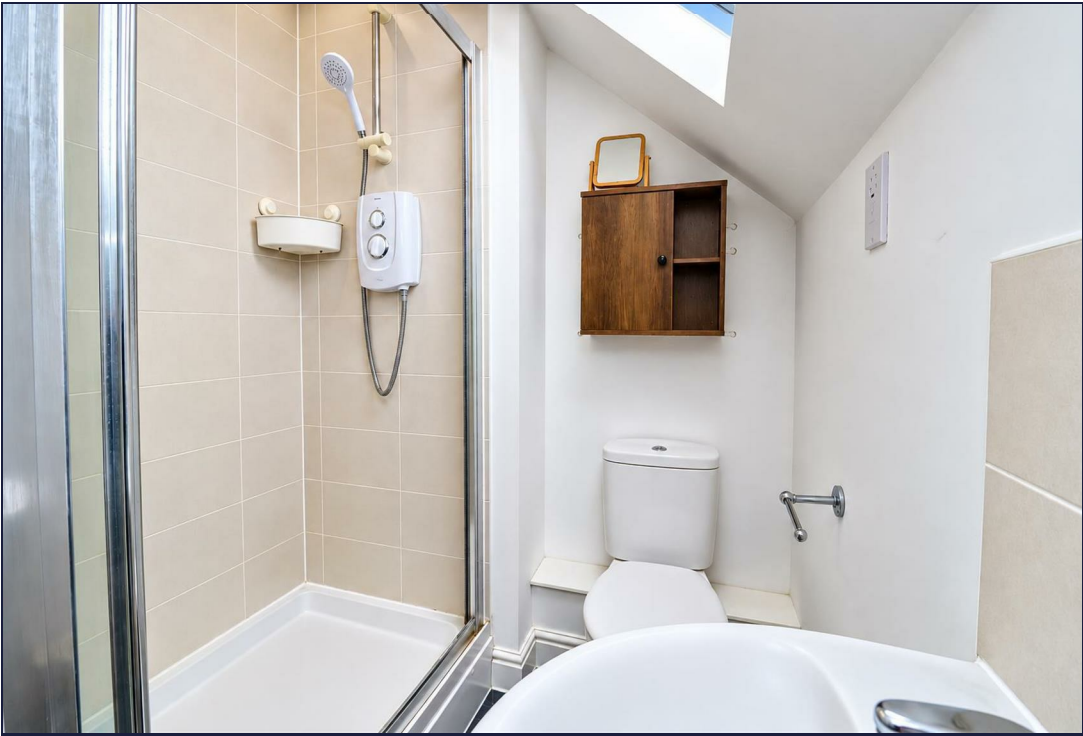














Floor Plans

Area Map

Jubilee Drive, Church Crookham, Fleet, GU24 0JH

Approximate Area = 938 sq ft / 87 sq m (excludes garage)
Limited Use Area(s) = 56 sq ft / 5 sq m
Total = 994 sq ft / 92 sq m
For identification only - Not to scale

Denotes restricted head height

GROUND FLOOR

Living Room
14'8 (4.47) max
x 10'8 (3.25) max

Kitchen
10' (3.05) max
x 8' (2.44) max

Up

FIRST FLOOR

Bedroom 2
14'8 (4.47) max
x 12' (3.66) max

Down

Up

Bedroom 3
10' (3.05) max
x 7'3 (2.21) max

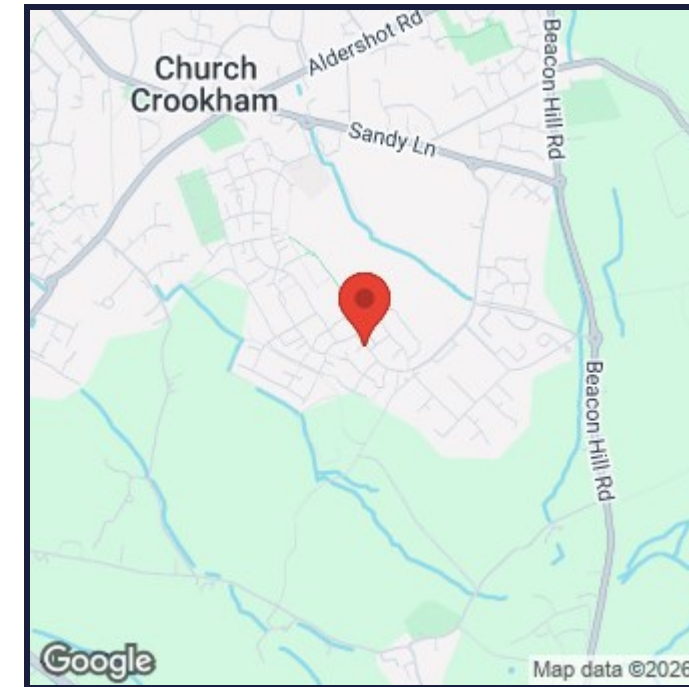
SECOND FLOOR

Bedroom 1
17'8 (5.38) max
x 14'2 (4.32) max

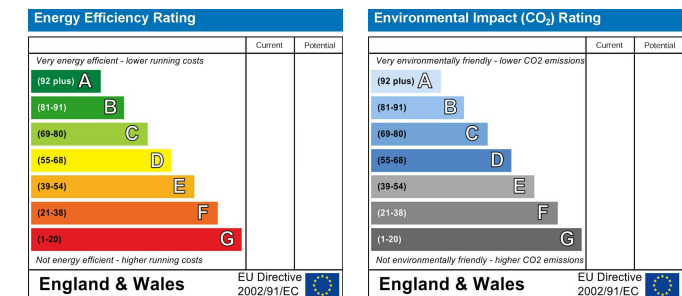
Down

Garage (Unmeasured)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2022. Produced for McCarthy Holden. REF: 813922



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: D