

Selbon
Simply Different

Jubilee Drive, Church Crookham,
Hampshire, GU52 8AP

Offers over £425,000 Freehold

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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.













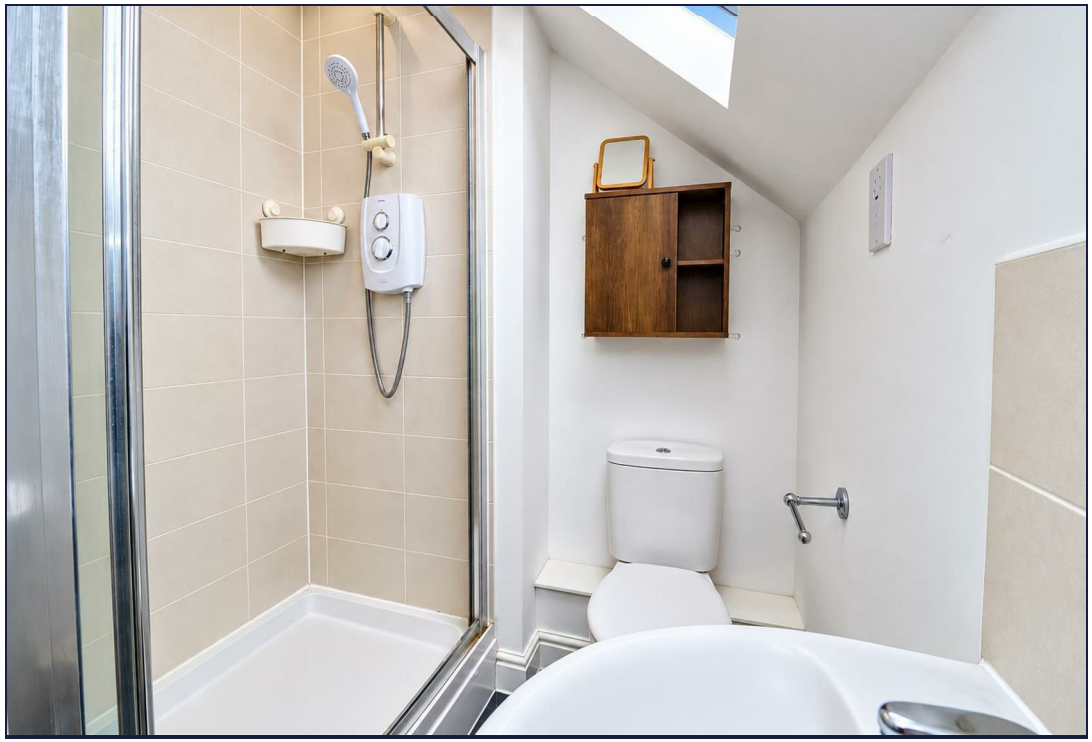
















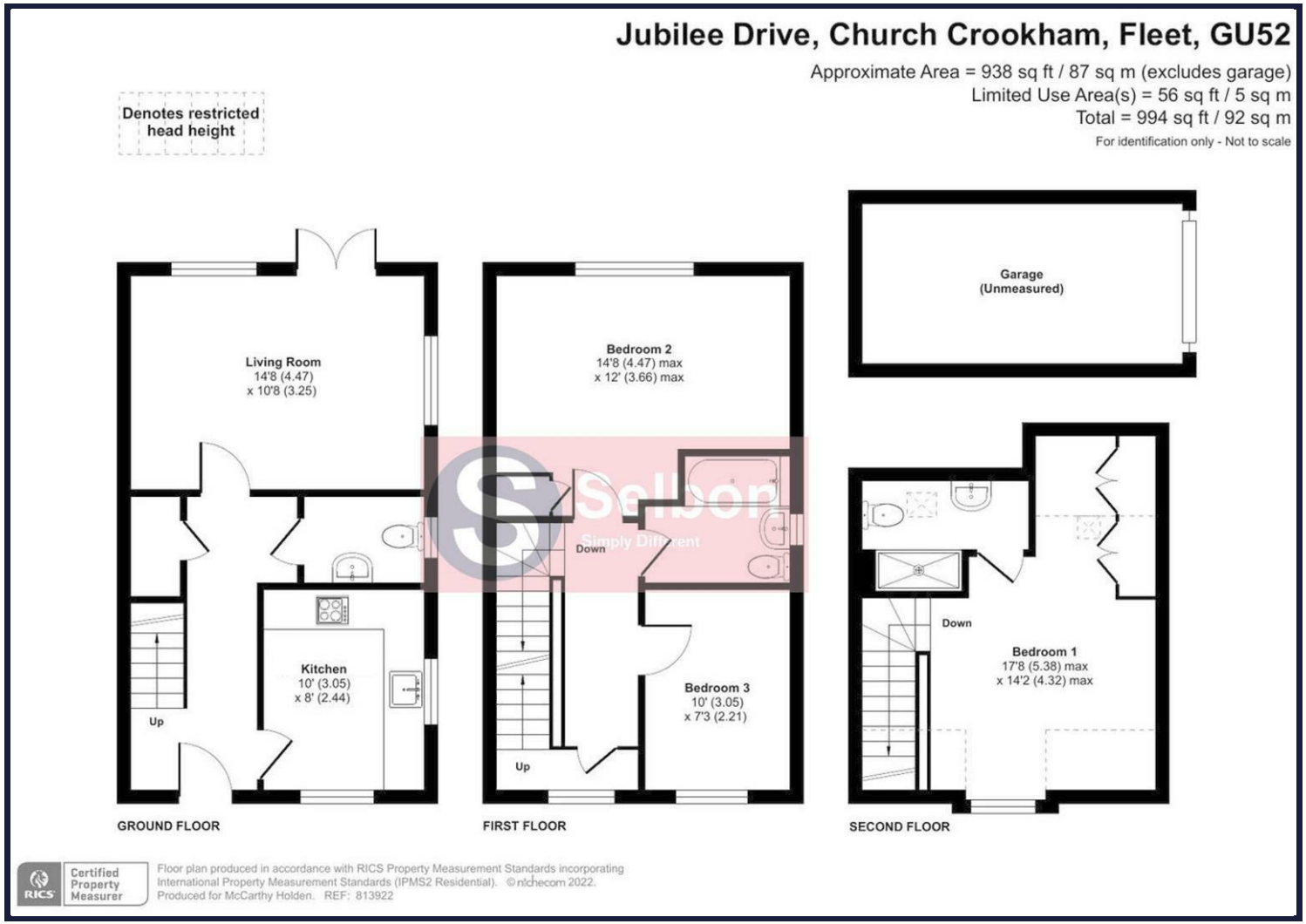








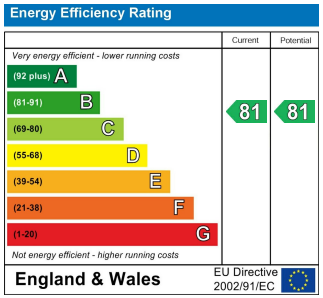
Floor Plans

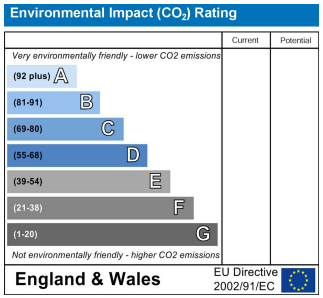


Area Map



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: D

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