



- Three Bedroom Family Home
- Fitted Kitchen/Dining Room
- En-Suite to Bedroom 1 & Family Bathroom
- Driveway Parking & Ample On Road Parking
- Close to Local Schools & Amenities
- 20ft. Living Room/Orangery
- Entrance Hallway & Cloakroom
- Gym Room/Garden Room (Part Converted Garage)
- Crookham Park Development
- Gas Central Heating & Double Glazed Windows

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 Messrs Taylor Wimpey to their 'Longleat' design and is an ideal family home or for those looking for modern day living space with the benefit of additional space for home working.

This re-modelled home benefits from a 20ft. open plan living/dining room with bi-folding doors sweeping across the back of the property as well as a fully glazed roof allowing an abundance of natural light. The kitchen is fitted with a comprehensive range of eye and base level cupboard and drawer units with built-in appliances and space for a table. In addition there is a cloakroom with white suite to the ground floor.

Bedroom two and three as well as a family bathroom can be found of the first floor. To the second there is an impressive L-shaped 19ft (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 garage, which has been part converted and currently used as a gym but would also be ideal as a home office, gas central heating, double glazed windows, solar panels and an enclosed westerly facing rear garden with patio area.

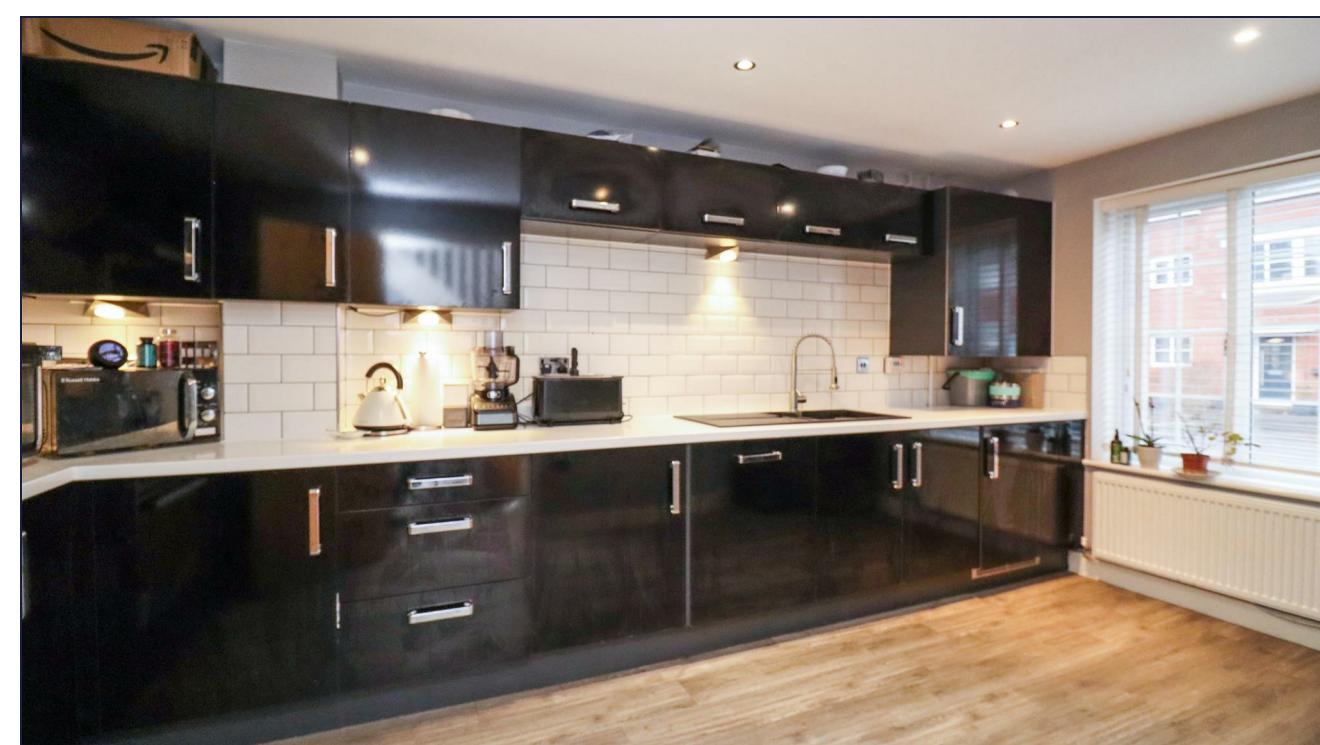
There is an annual charge circa £300 towards the maintenance of the development and SANGS.

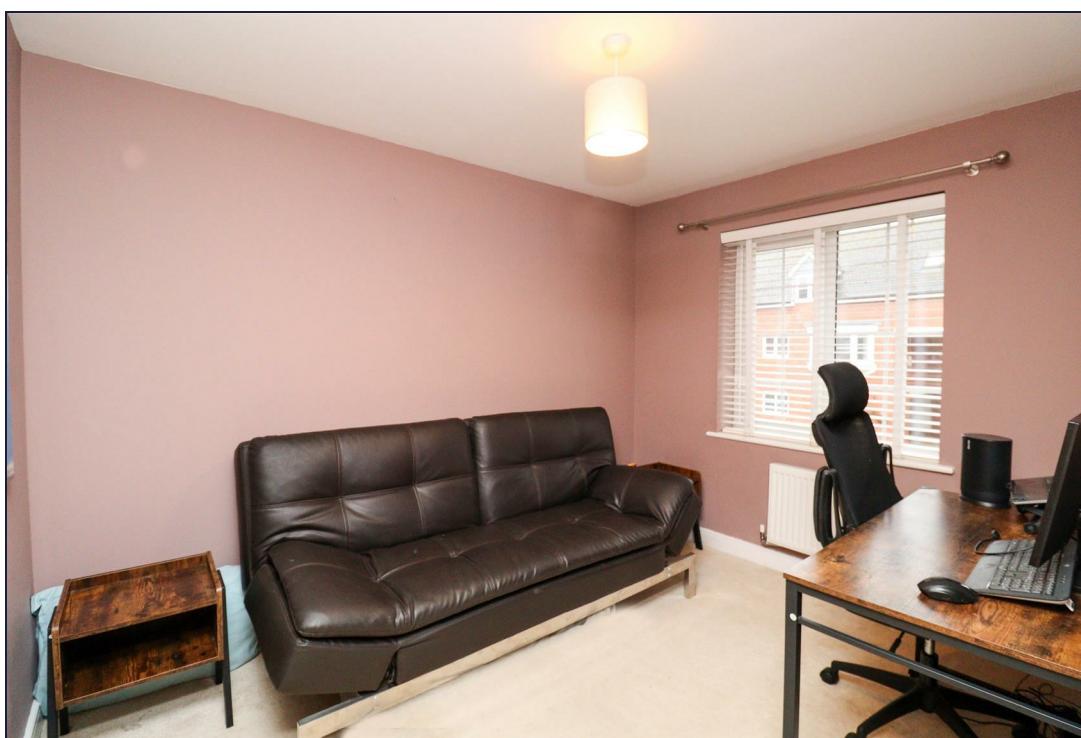
Crookham Park boasts a variety of open spaces, a Sainsburys local and infant school as well as access to a wealth of walking, running and cycling routes and there is a bus route to Fleet town centre, which has an array of shops, bars and restaurants. Fleet mainline station (Waterloo line), the Basingstoke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

There are excellent road links with the M3 & A3 & A30, giving easy access to London, Guildford and Basingstoke to name a few, with Farnham, Odiham and Crondall all close by.

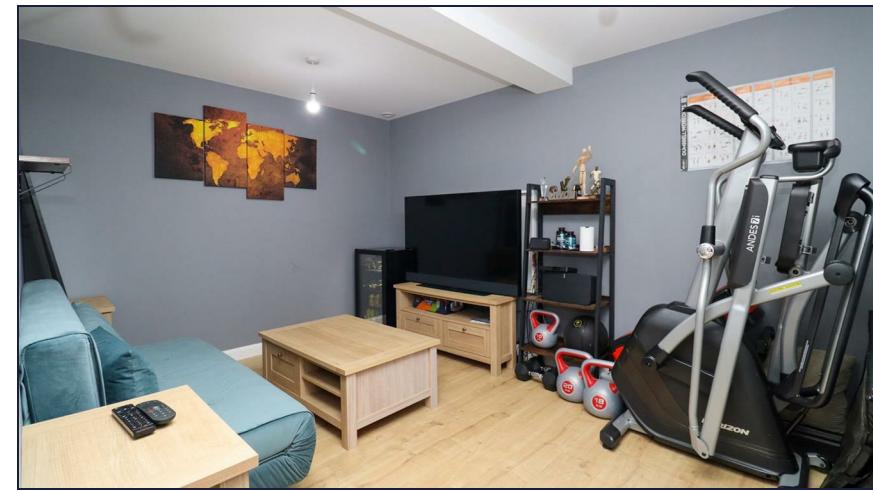
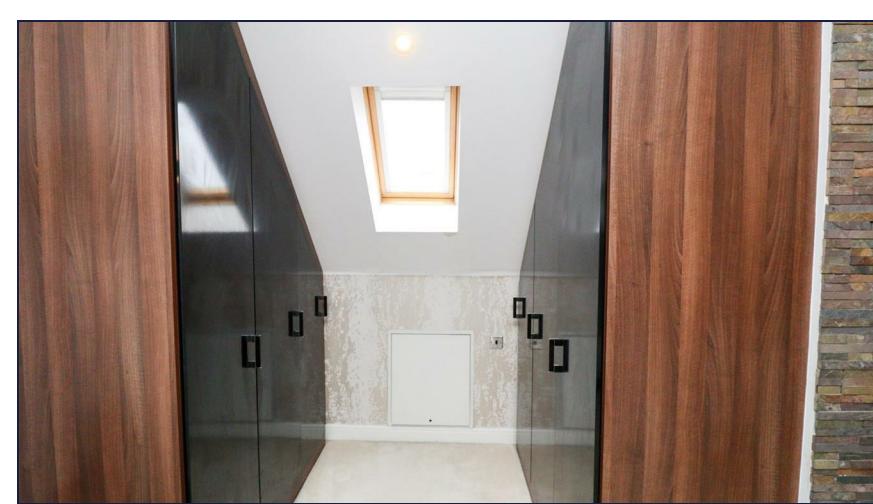






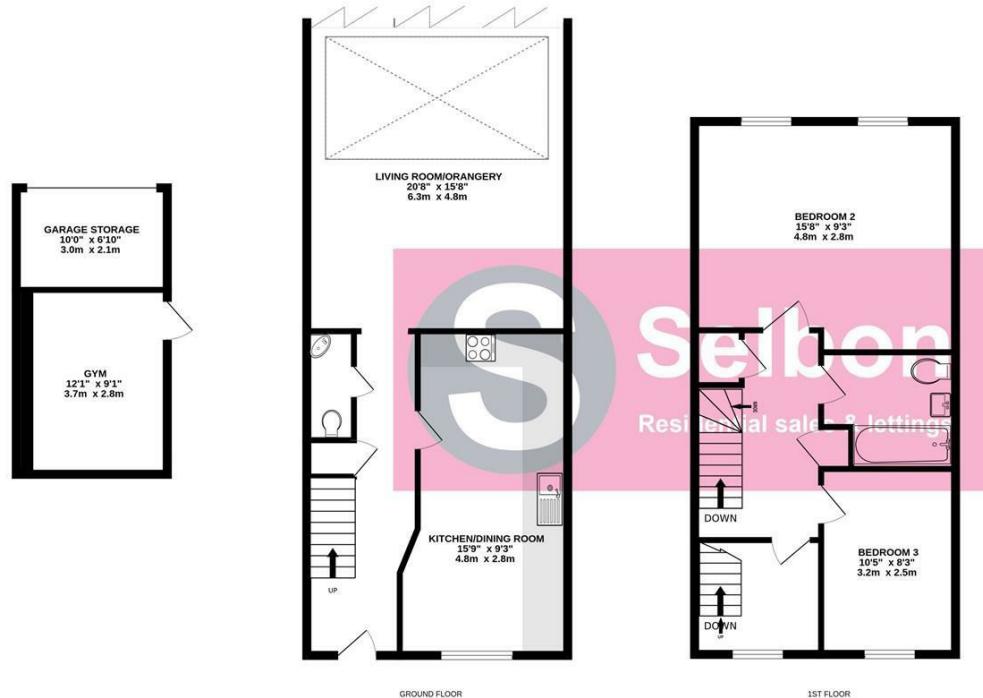








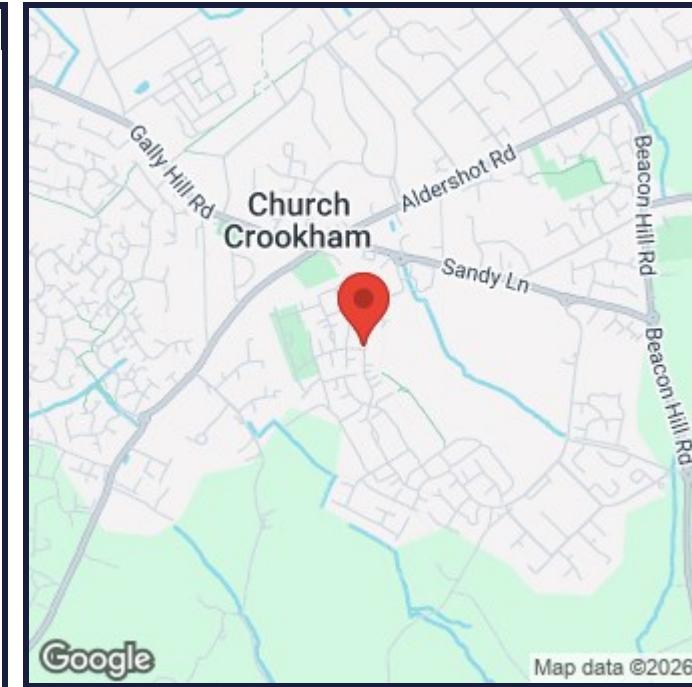
## Floor Plans



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2023

## Area Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## 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 Consumer Protection from Unfair Trading Regulations 2008 (CPR). 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](mailto:sales@selbonproperty.co.uk)