



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 a 15ft. 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.

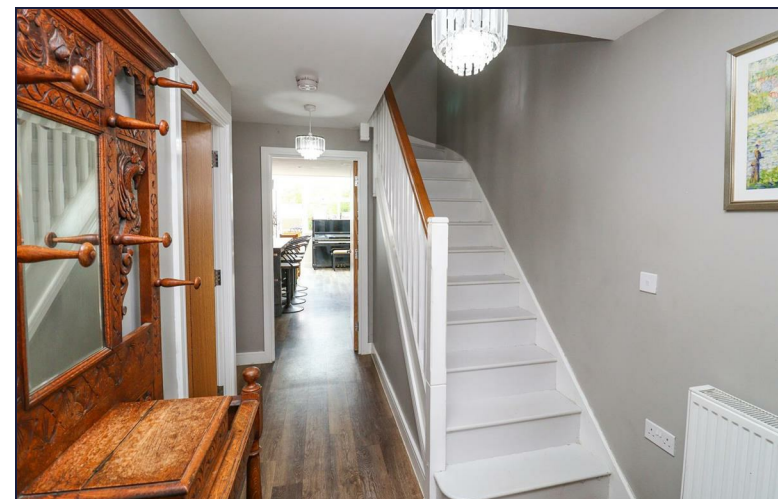
The first floor landing gives access to the 2nd floor, as well as an area that could be used as a small study area, there are doors leading to a 15ft. living room with Juliette balcony, bedroom 3 and a family bathroom with a white suite.

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.









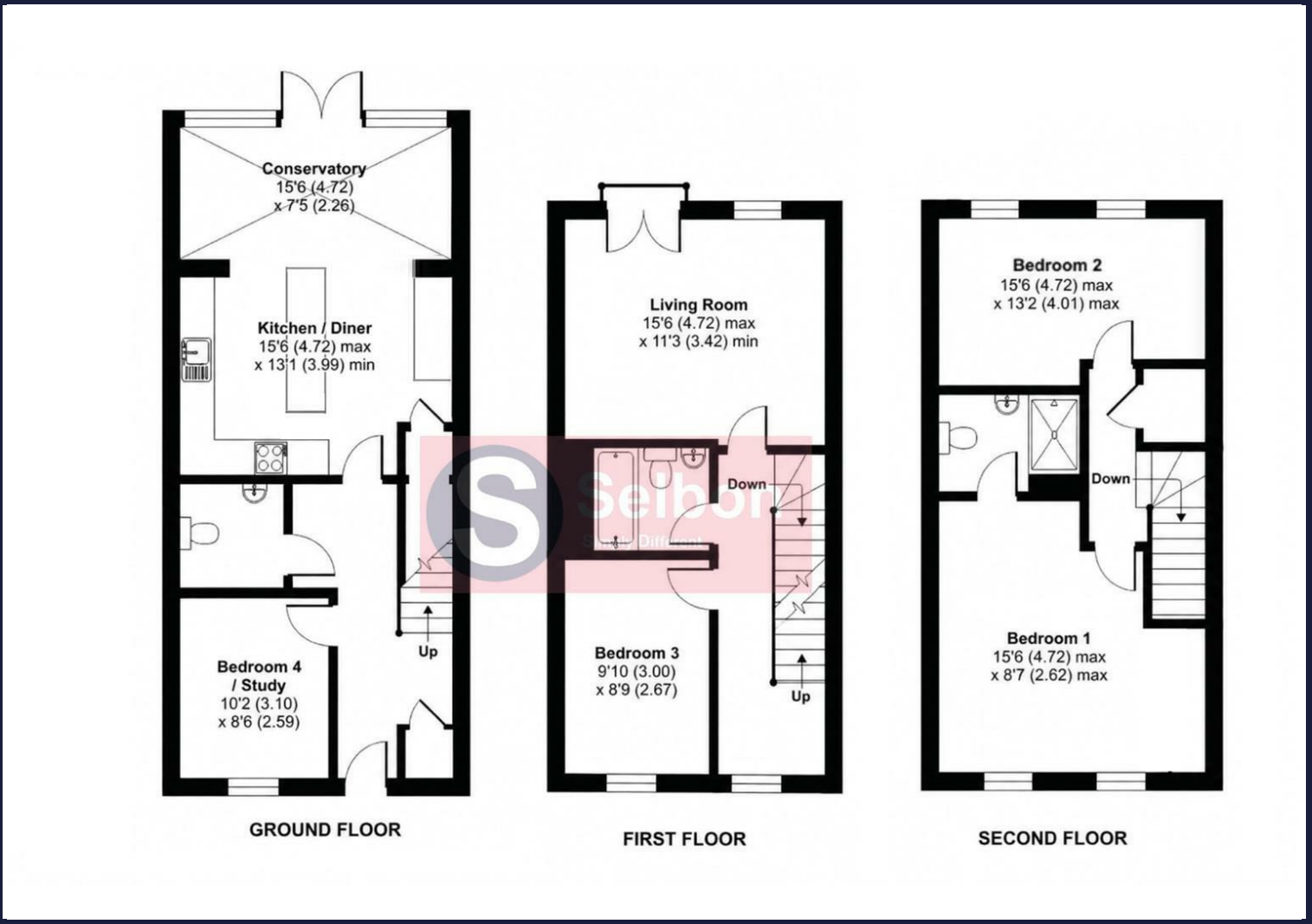








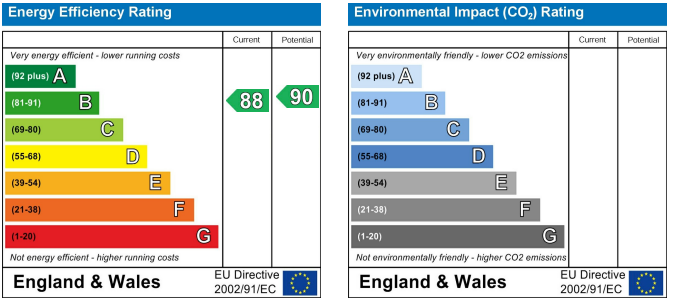
Floor Plans



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

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