



Jubilee Drive, Church Crookham, Fleet, GU52 8AP

Guide Price £340,000

3 1 1



We are delighted to offer this spacious split level terrace house located on the popular Crookham Park development. The property offers three bedrooms, a spacious living area, fitted kitchen, bathroom, cloakroom, two allocated parking spaces and is presented in excellent order throughout.

Through the front door via a covered entrance porch there is a spacious entrance hall with stairs leading to the first floor landing.

The landing has doors leading to a storage cupboard, kitchen/living room, cloakroom and the study/bedroom three. The dual aspect kitchen/living room is stunning!! The living area has a pretty bay window overlooking the front and a modern fitted kitchen with built-in appliances. The area can also accommodate a dining table and chairs.

To the second floor landing, there is access to the loft space and a built in storage cupboard. Further doors lead to two double bedrooms and a good size family bathroom with a white suite.

Further benefits include gas central heating, double glazed windows, solar panels and two allocated parking space as well as a cupboard and bike lockup.

Located in a great position within the Crookham Park development which 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.

We highly recommend an early inspection to fully appreciate the features of this fine home and to avoid disappointment.





Total Area: 94.4 m<sup>2</sup> ... 1017 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

- Crookham Park Development
- Freehold
- Fitted Kitchen
- Presented In Excellent Order
- Three Bedroom Terrace House
- Large Living Dining Room
- Two Allocated Parking Space (one is covered)
- Additional Bike Store Throughout



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	88	89
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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