

Grant Drive, Crookham Park
Four Bedroom Family Home



Grant Drive, Church Crookham, Fleet, Hampshire, GU52 8AL

The Property

Located in a quiet cul-de-sac, this spacious detached four bedroom house is perfect for families and sits on the popular Crookham Park development.

Ground Floor

Stepping inside, you're greeted by a welcoming entrance hall leading to a bright kitchen/diner. Modern appliances and ample space make it ideal for entertaining. Situated off the kitchen is a wonderful glass room which enjoys views over the garden. Relax in the living room, bathed in sun light thanks to French doors opening onto the south-westerly facing garden. A dedicated study provides a perfect work-from-home haven, while a cloakroom completes the ground floor.

First Floor

Upstairs, you'll find four bedrooms, including a master with an en-suite shower room, and a family bathroom.

Outside

The low-maintenance garden offers a great space for both relaxing and entertaining. Enjoy barbecues on the raised decking or soak up the sun on the patio. The driveway with ample parking leads to a garage, providing additional storage.

Location

The location of Crookham Park is unbeatable. The neighbourhood boasts plenty of green space, with access to SANGS land leading to Ewshot. All the conveniences you need are close by, including a local school, community centre, and Sainsbury's Local.

Fleet town centre offers comprehensive shopping and leisure facilities, an excellent range of restaurants, bars and coffee shops, schools for all age groups, churches of various denominations and health care services.



FAMILY RULES
Be nice to the people that love you
SHARE
DO YOUR BEST
Laugh at yourself
Say I love you
Try new things
Be Thankful
BE HAPPY
Dream Big
Laugh Out Loud
BE GRATEFUL
Hug Often

UTENSILS

















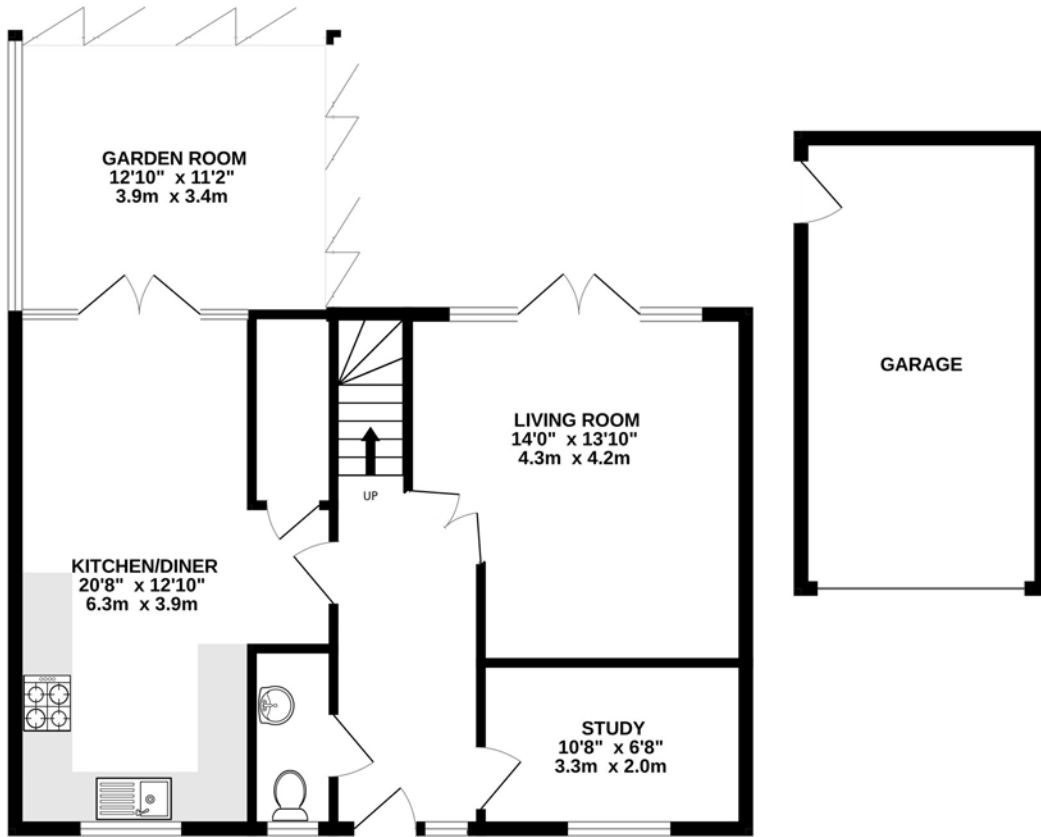




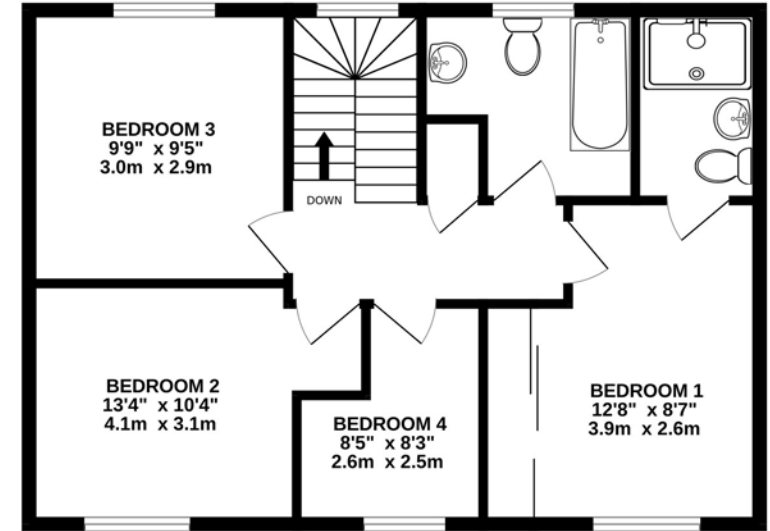




GROUND FLOOR



1ST FLOOR



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.
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Places of interest

A selection of photographs showing various locations in and around Fleet & Farnham are shown below.



Fleet Pond



Rail Line/Fleet Pond



Mainline Railway Station



Basingstoke Canal



Fleet High Street

Consumer Protection Regulations

McCarthy Holden give notice that the particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR).

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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.

Services & Material Information

Water – Mains
Drainage - Mains
Gas – Mains
Electric – Mains
Heating – Gas Central Heating

Materials used in construction - Brick, Timber Framed, Tiled roofs
EPC - 87 (B)

Broadband Checker - <https://www.openreach.com/fibre-broadband>

Mobile Signal - Unknown, depends on carrier

To check broadband and mobile availability please visit: <https://checker.ofcom.org.uk/>

Directions - Postcode GU52 8AL Please contact McCarthy Holden for detailed directions as this property is in a rural location.

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment generally and garden ornaments etc. are specifically excluded unless mentioned.

Viewing
Telephone sole agents
McCarthy Holden: 01252 620640

Local Authority
Hart District Council
Tax Band E



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