

Dragon Way, Fleet  
Three Bedroom Semi-Detached



## Dragon Way, Fleet, Hampshire, GU52 8DS

### Property

Situated in the desirable area of Church Crookham, this semi-detached family home on Dragon Way offers spacious and flexible living across three well-designed floors. The property also benefits from a separate car port/garage, adding convenience.

### Ground Floor

The ground floor of this Dragon Way home features a bright, front-facing kitchen with stylish white cabinetry, warm wooden countertops, and ample storage. A well-positioned window fills the space with natural light. At the rear, the spacious living room opens out to the garden through elegant French doors, offering a seamless indoor-outdoor flow. This floor also includes a convenient W.C. and a built-in storage cupboard.

### First Floor

The first floor offers two generously sized double bedrooms, one of which features a built-in wardrobe for added storage. This floor also has the three-piece family bathroom.

### Second Floor

The top floor is home to the largest bedroom in the property, featuring two skylights that flood the space with natural light, creating a bright and airy feel. At the top of the staircase, you will also find a convenient storage cupboard.

### Outside

The garden is a fully enclosed outdoor space, featuring a patio area ideal for outdoor seating or dining, along with a well-maintained lawn.

### Location

Church Crookham is a popular residential area of Fleet which is a thriving community offering excellent commuter links with trains to London Waterloo from 43 minutes via the mainline rail station and Junction 4a of the M3 motorway. Fleet town centre has extensive shopping and leisure facilities, infant, junior and senior schools, churches of various denominations and health care services including GP Surgeries, Dental Practices, Opticians and Fleet Hospital. Fleet also has Hampshire's largest freshwater lake, which is now a nature reserve, in addition to the Basingstoke Canal whilst North Hants Golf Course is an established home for golf in Fleet. The historic market towns of Farnham and the picturesque villages of Hartley Wintney and Odiham are also nearby.

Additonal information-  
Service Charge - £27 per month





















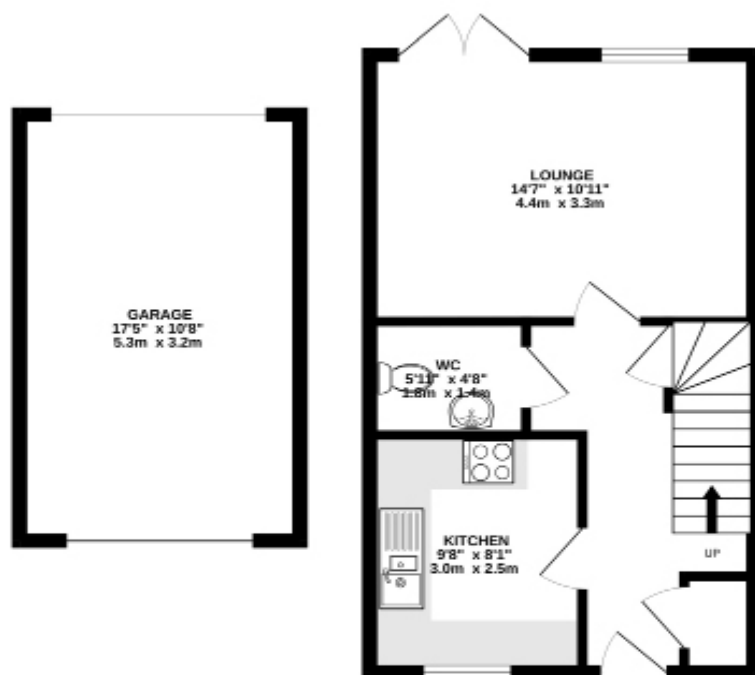




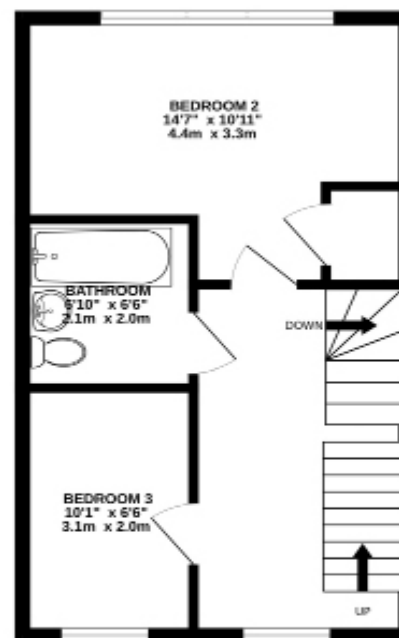




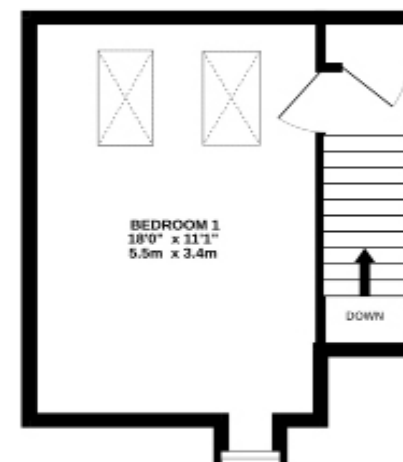
GROUND FLOOR  
553 sq.ft. (51.4 sq.m.) approx.



1ST FLOOR  
368 sq.ft. (34.2 sq.m.) approx.



2ND FLOOR  
233 sq.ft. (21.7 sq.m.) approx.



TOTAL FLOOR AREA : 1154 sq.ft. (107.2 sq.m.) approx.

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 - B (89)  
 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 8DS

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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