

Dragons Way, Church Crookham
Three Bedroom Semi-Detached Property



Dragons Way, Church Crookham, Fleet, GU52 8DS

The Property

Constructed in May 2018, this well presented three bedroom property is situated on the popular Crookham Park Development.

Ground Floor

To the ground floor is the entrance hallway, stairs, kitchen/diner, cloakroom and living room. The kitchen has lovely, wood effect, eye and base level units with integrated dishwasher and space for a free standing washing machine and fridge freezer, tile effect flooring and space for a dining table and chairs. To the rear of the property is the bright and airy living room with double patio doors opening out on to the south-easterly facing garden.

First Floor

To the first floor are three bedrooms and a family bathroom. The main bedroom boasts an en-suite and a fitted wardrobe. The second bedroom also boasts a fitted wardrobe.

Outside

The enclosed rear garden, which is south-east facing, has a patio area and a grass lawn. The property has a single garage as well as a driveway.

Additional Information

Service Charge is currently £295.08 per annum.

Location

Crookham Park benefits from an abundance of outside space including the SANGS land which leads to Ewshot. Furthermore there is a local school, community centre and Sainsburys local, all within easy reach.

Fleet has excellent commuter links by both rail and road. There are regular trains to London Waterloo taking around 43 minutes and the town is located off Junction 4a of the M3 motorway which links to the M25. Fleet town centre offers comprehensive shopping and leisure facilities, schools for all age groups, churches of various denominations and various health care services.







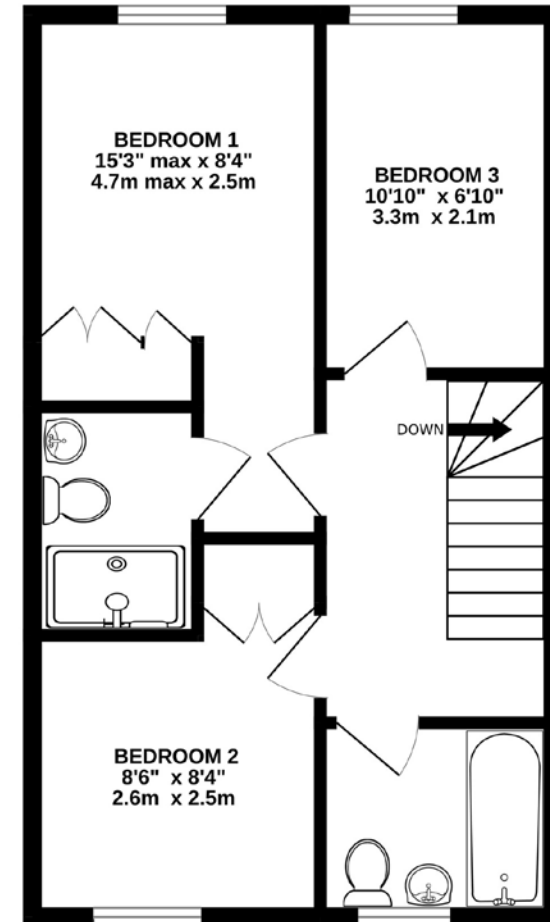
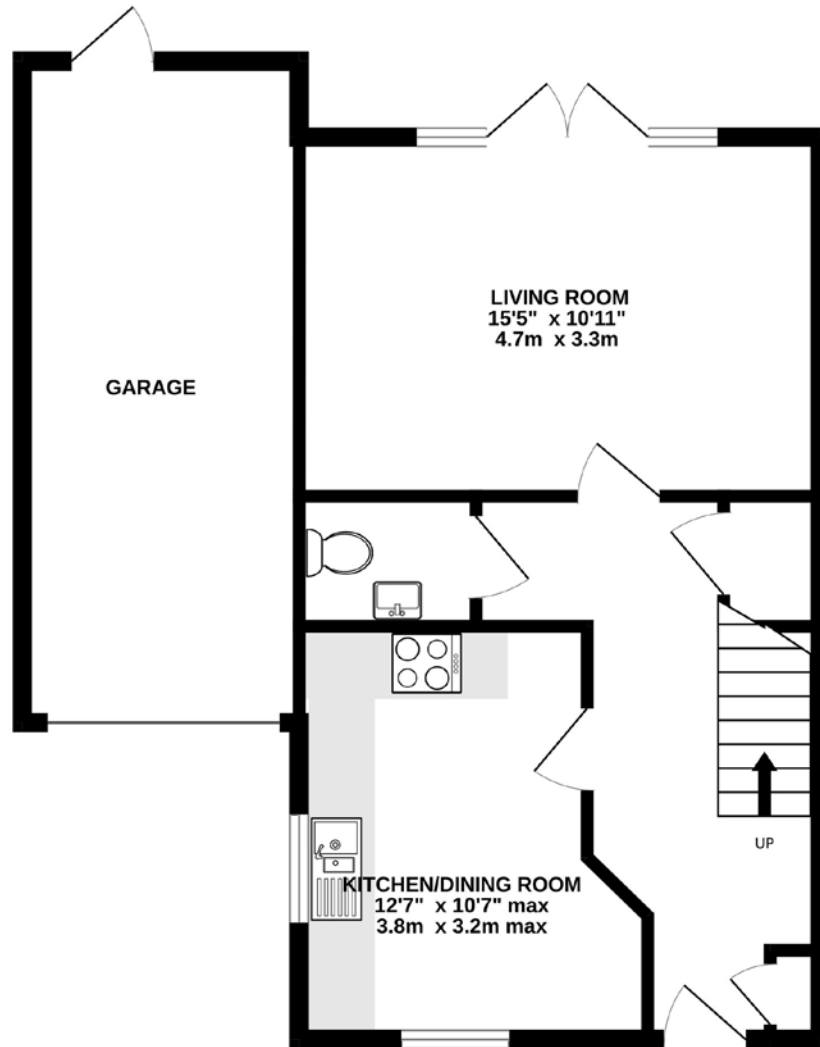












TOTAL FLOOR AREA : 1057sq.ft. (98.2 sq.m.) approx.

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.



Places of interest

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



Fleet Pond



Basingstoke Canal



Fleet 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).

They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers or tenants 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 McCarthy Holden 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. Land estimate is a guide and it has not been possible to quantify accurately.

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.

Directions - Postcode GU52 8DS. Please contact McCarthy Holden for detailed directions

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

Viewing

Telephone sole agents
McCarthy Holden: 01252 620640

Services

Mains electricity, water and drainage.
Gas Central Heating
EPC Rating - B (88)

Local Authority

[Hart District Council](#)
[Council Tax Band - D](#)

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