

Bowenhurst Gardens, Fleet  
Five Bedroom Detached



## Bowenhurst Gardens, Church Crookham, Fleet, Hampshire, GU52 6NB

### The Property

A beautifully presented five bedroom detached family home with a south westerly facing garden, situated in a popular residential area in Church Crookham.

### Ground Floor

The property offers over 2,100 sq. ft. of flexible accommodation over two floors. The 24 ft. living room is double aspect with French style doors to the garden and a feature fireplace with gas fire. Double doors lead into the dining room which can also be accessed off the hallway. An L-shaped kitchen/breakfast room has been tastefully updated and refurbished with a comprehensive range of grey Shaker style units and a range of integrated appliances. There are French style doors from the kitchen to the garden plus a door into a utility room which in turn has a door to the garden and a door into the double garage. A study and cloakroom are also located on the ground floor.

### First Floor

The five bedrooms and re-fitted family bathroom are on the first floor with bedroom one benefitting from built-in furniture and a newly refitted en-suite shower room.

The property is approached via a gravel driveway which leads to the double garage with electric door. There is also an area of well tended garden to the front.

### Outside

A particular feature of the property is the attractive south westerly facing garden which is enclosed with a mixture hedging and fencing. The garden has an area of patio immediately to the rear of the property with the remainder laid mainly to lawn with a mixture of mature planting. There is an electric sun canopy/awning over the living room doors.

### Location

Church Crookham is a popular area of Fleet with a good selection of local amenities and is within a short distance of Fleet town centre.

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.

























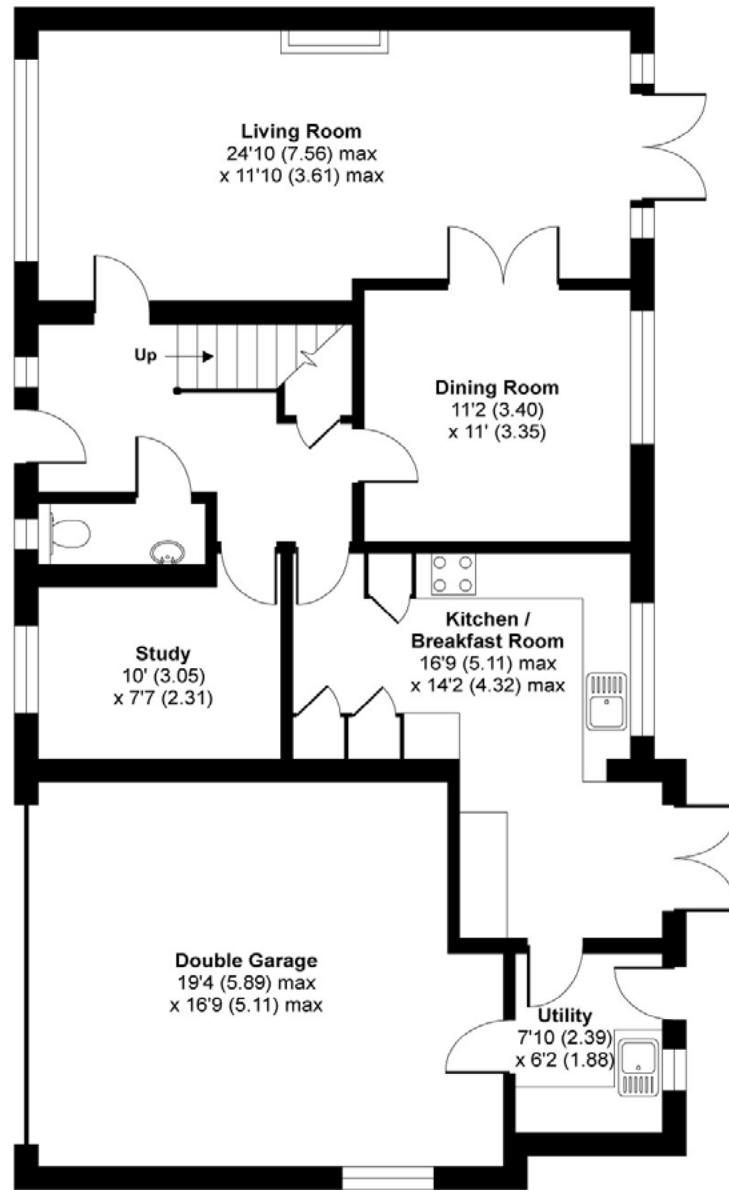




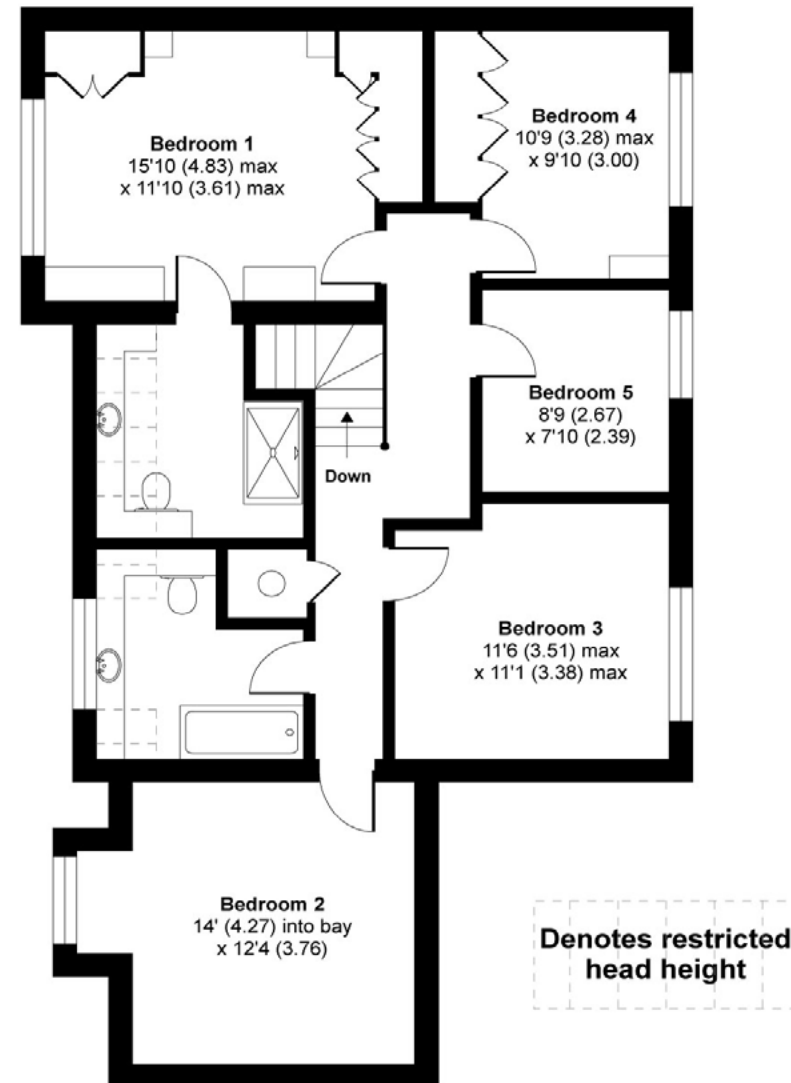


# Bowenhurst Gardens, Church Crookham, Fleet, GU52

APPROX. GROSS INTERNAL FLOOR AREA 2164 SQ FT 201 SQ METRES (INCLUDES GARAGE)



GROUND FLOOR



FIRST FLOOR

Denotes restricted  
head height

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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

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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 - D (65)  
 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 6NB 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 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 G

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