

# Compton Close Two Bedroom Detached Bungalow



# Compton Close, Church Crookham, Fleet, GU52 6JQ

## The Property

This two-bedroom detached bungalow is situated in the popular Church Crookham area of Fleet, close to local amenities.

## The Accommodation

There is a covered porch-way with the front door leading into the entrance hall which has storage cupboards plus access to the majority of the accommodation.

The L-shaped living/dining room is front aspect with patio doors into a conservatory which opens directly onto the garden.

The kitchen, which is fitted with a selection of wall and floor mounted units and has space and plumbing for a dishwasher, leads to the cloakroom and utility room which benefits from space and plumbing for a washing machine and space and venting for a tumble dryer with further access to the garden.

There are two double bedrooms and a shower room.

## Outside

The property is enclosed with metal fencing including a gate opening onto a gravel area for parking. There is also a separate driveway leading to the garage. There is potential to convert the garage into an additional room (STPP).

The attractive garden is enclosed with a mixture of fence and hedging and is predominantly laid to lawn with a good selection of trees, shrubs and planting.

## Additional Information

Hart District Council Tax Band E

## Location

Church Crookham is a much sought after area of Fleet with a range of local amenities and is within easy access of both Fleet town centre and Fleet mainline railway station.

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.

Towns such as Basingstoke, Guildford and Reading are all within 20 miles whilst the historic market town of Farnham and the picturesque villages of Hartley Wintney and Odiham are a short drive away. Heathrow Airport is about 28 miles and Farnborough Airport is about 5 miles distant. Private aircraft facilities are also available at Blackbushe Airport (about 5 miles).







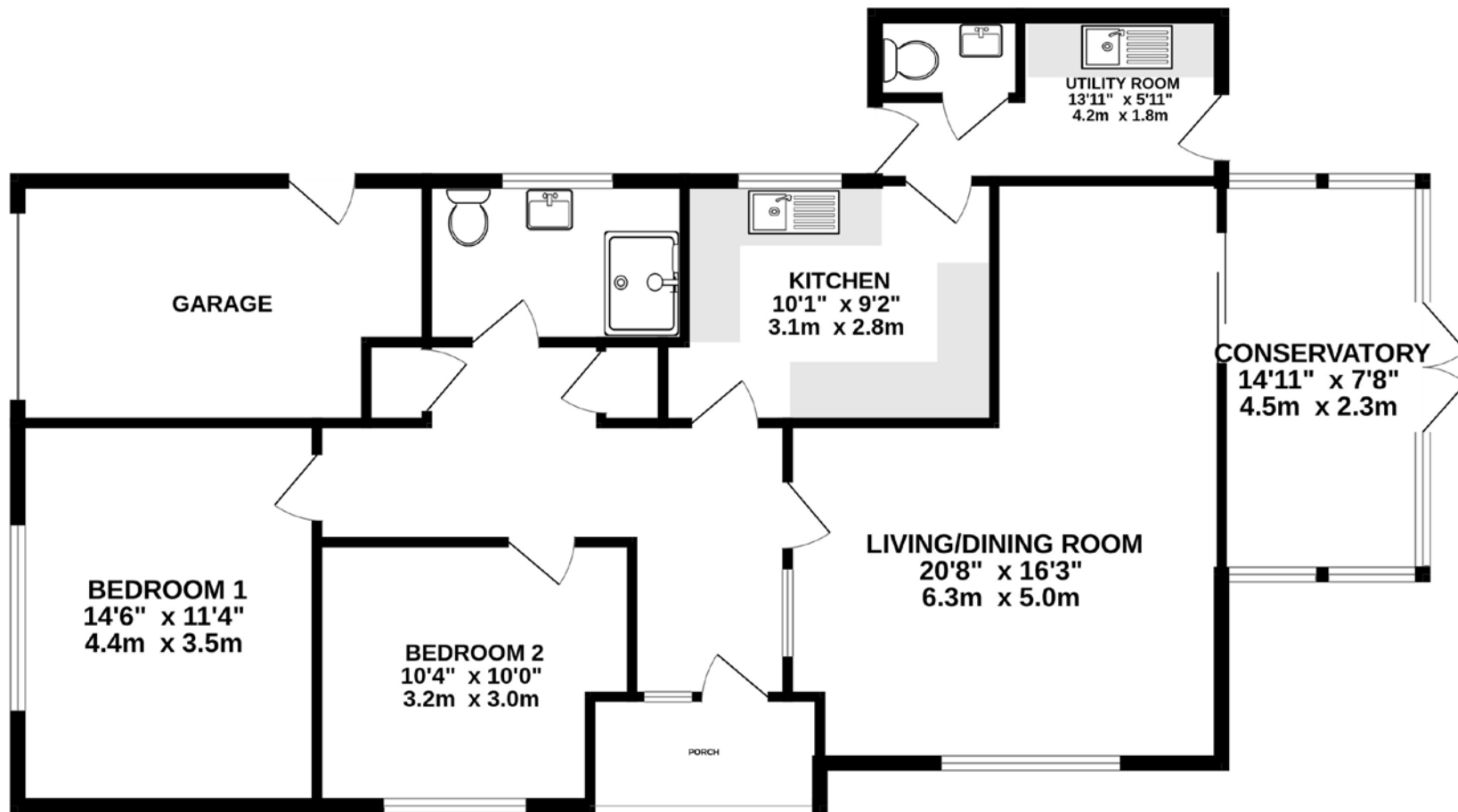












Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 6JQ. 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 - D (57)

### Local Authority

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

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