

Bowenhurst Gardens
Five Bedroom Detached Property



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.

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.





















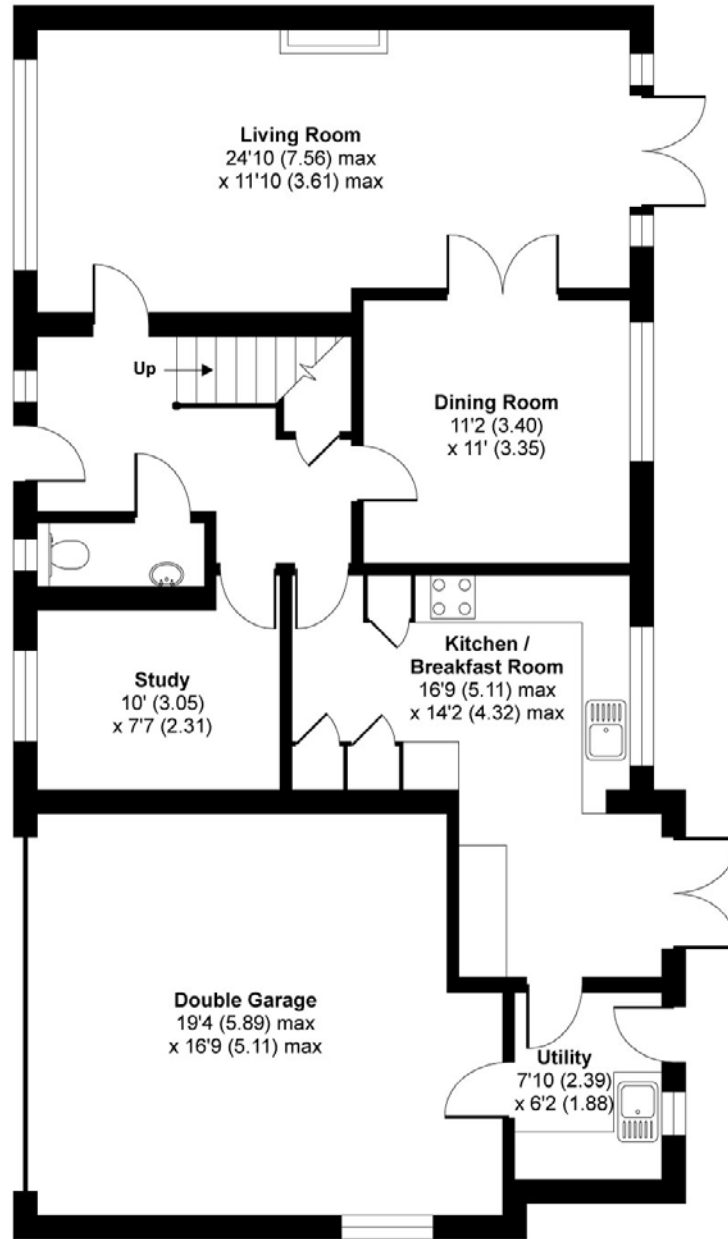




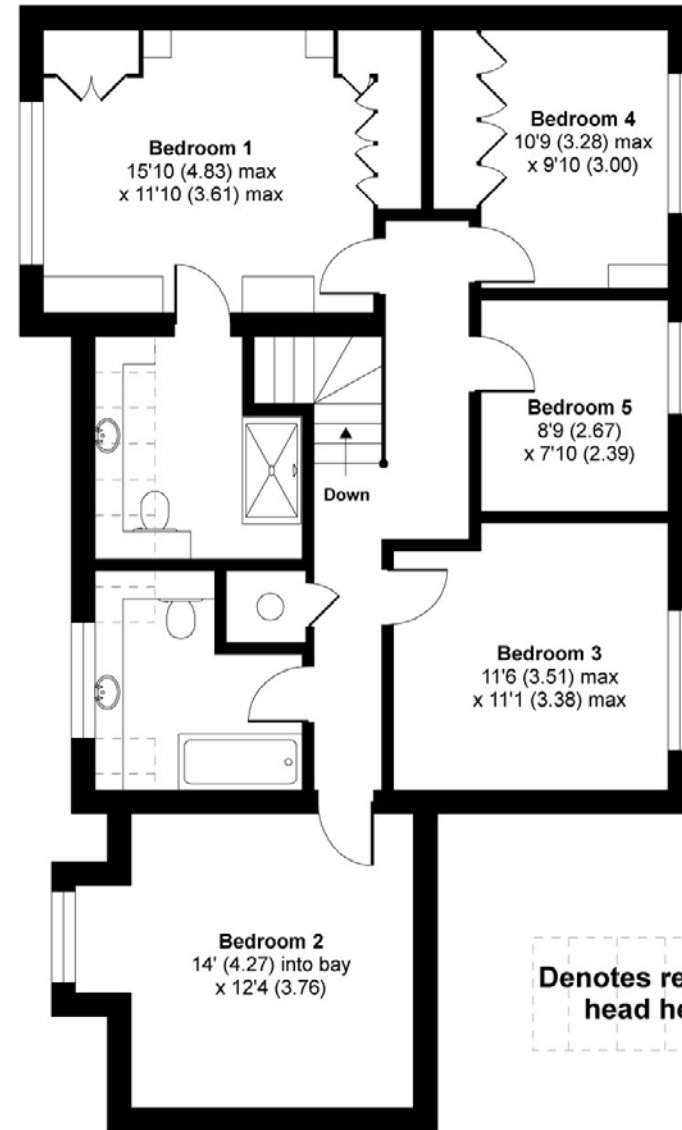


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APPROX. GROSS INTERNAL FLOOR AREA 2164 SQ FT 201 SQ METRES (INCLUDES GARAGE)



GROUND FLOOR



FIRST FLOOR

Denotes restricted head height





Places of interest

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



Fleet Pond



Edenbrook Country Park



Fleet Mainline Railway Station



Hart Leisure Centre



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.

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 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 - TBC

Local Authority

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

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