

Rana Drive
Three Bedroom Semi-Detached



Rana Drive, Church Crookham, Fleet, Hampshire, GU52 8AJ

The Property

A well-presented mid-terraced townhouse occupies a desirable position within the popular Crookham Park development, offering flexible family accommodation over three floors.

Ground Floor

On the ground floor, you'll find an inviting entrance hall leading to a cloakroom and a modern kitchen, thoughtfully designed with a range of base and eye-level units beneath a stylish granite worktop. Integrated appliances, includes a fridge/freezer, dishwasher, washing machine, oven, and hob. To the rear is a spacious family room with French doors that lead to the rear garden.

First Floor

The first floor, is the light and airy living room with French doors and a Juliet balcony. This level also accommodates a third bedroom and a well-appointed family bathroom.

Second Floor

The top floor has two further bedrooms, including the principal bedroom, which boasts an en-suite shower room and fitted wardrobes for added convenience.

Outside

The rear garden is thoughtfully landscaped with a paved patio area, ideal for outdoor seating and entertaining, and an artificial lawn area for easy maintenance. A convenient garage is accessed directly from the garden, providing valuable storage space.

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, an excellent selection of restaurants, bars and coffee shops, schools for all age groups, churches of various denominations and health care services.

Additonal information

Annau Serivce Charge - £301 p.a





















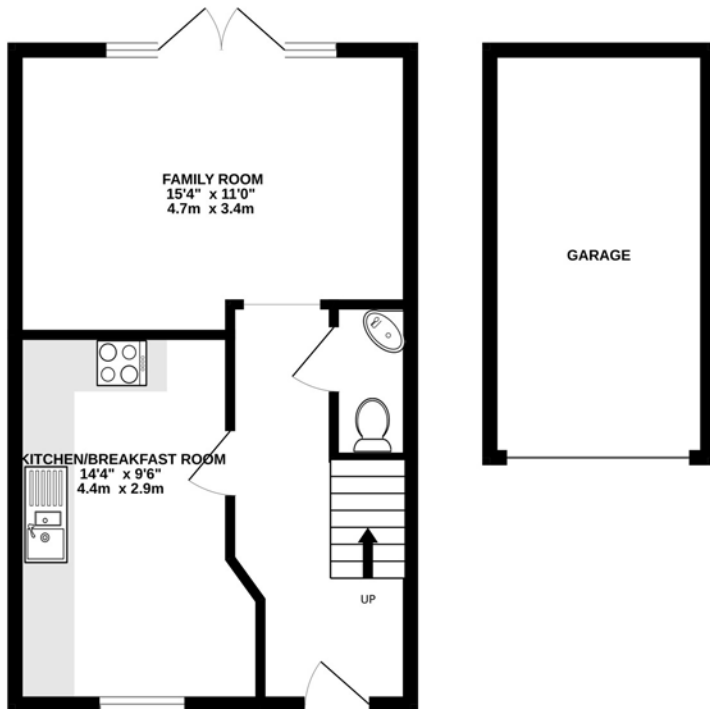




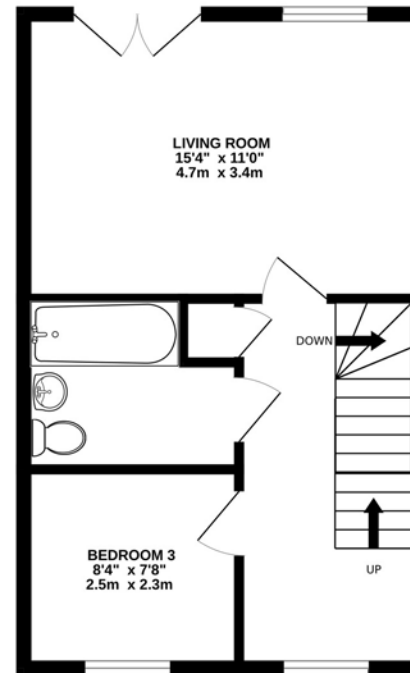




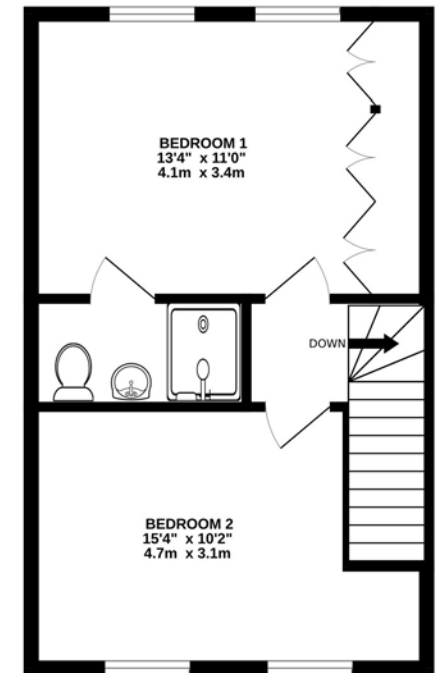
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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 are shown below.



Fleet Pond



Fleet Rail Line



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).

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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
Gas – Mains
Electric – Mains
Oil/LPG – None
Sewage – Mains
Heating – Gas Fired

Materials used in construction - Brick, Timber Framed, Tiled roofs
EPC - B (81)

Broadband Checker - <https://www.openreach.com/fibre-broadband>
To check mobile availability please visit: <https://checker.ofcom.org.uk/>

Accessibility Accommodations - None

Directions - Postcode GU52 8AZ. Please contact McCarthy Holden for detailed directions as this property is in a rural location.

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 D



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