

Aldershot Road, Church Crookham
Four Bedroom Semi-Detached Property



Aldershot Road, Church Crookham, Fleet, Hampshire, GU52 8JX

The Property

A well presented four bedroom family home situated in a popular non estate location in Church Crookham conveniently located for local shops and schools.

Ground Floor

The property offers a wealth of living accommodation with the living room, kitchen breakfast room, family room and WC to the ground floor.

First/Second Floor

To the first floor are three bedrooms, two bathrooms and study with bedroom four being on the second floor. To the first floor are three bedrooms, two bathrooms and study with bedroom four being on the second floor. Bedroom one further benefits from its own en-suite shower room and a dressing room.

Outside

The property also benefits from driveway parking for several vehicles leading to the garage which also features a workshop to the rear.

Location

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).





















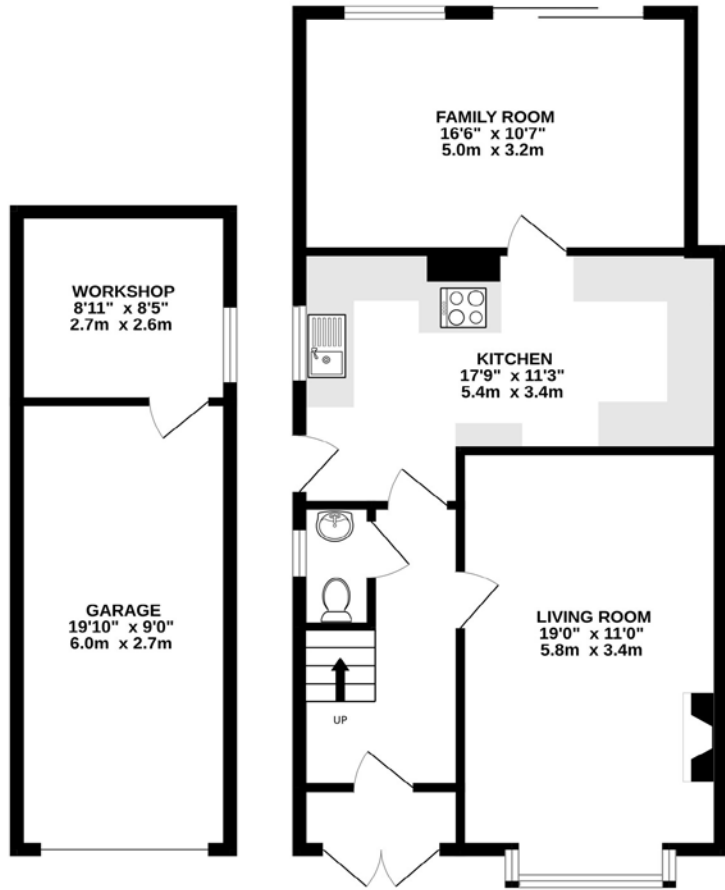




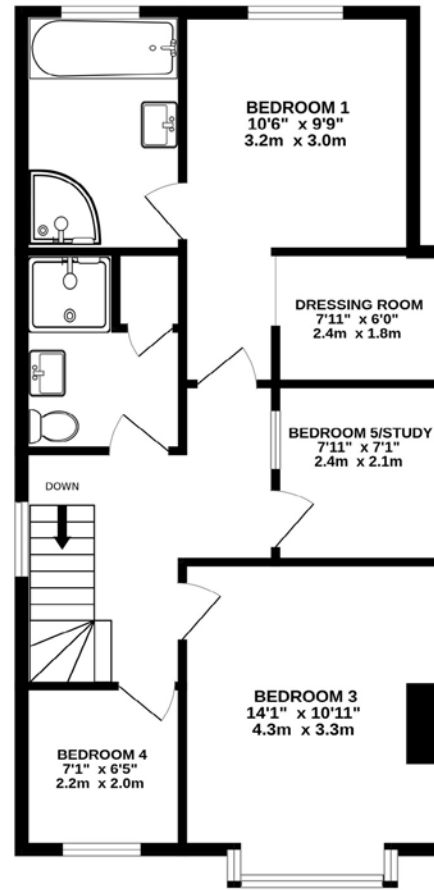




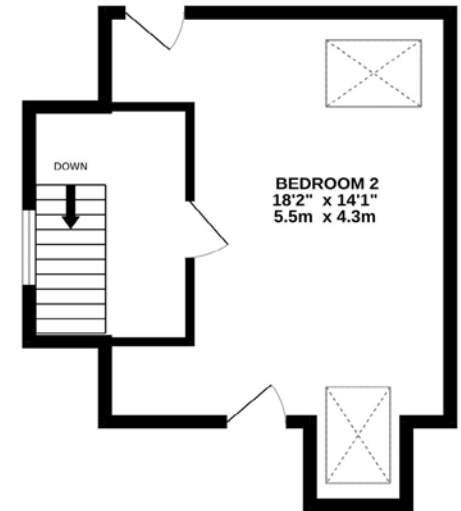
GROUND FLOOR



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).

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.

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 - D (67)

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 8JX 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 E



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