

Crowdale Drive, Elvetham Heath  
Four Bedroom Family Home



## Crowdale Drive, Fleet, Hampshire, GU51 1HR

### The Property

Situated on the highly sought-after Elvetham Heath development, close to local amenities, this four-bedroom detached property is offered with the benefit of no onward chain.

### Ground Floor

The ground floor features a contemporary kitchen/breakfast room with integrated appliances and doors opening to the garden. The living room offers views over the garden and boasts a feature fireplace. A separate dining room provides an ideal space for entertaining. Further accommodation includes a study and a cloakroom.

### First Floor

The first floor comprises four bedrooms, all with fitted wardrobes. The principal and second bedrooms both benefit from en-suite facilities. A family bathroom serves the remaining bedrooms.

### Outside

Externally, the property offers driveway parking leading to a double garage. The rear garden is mainly laid to lawn and includes a patio and decked area, perfect for outdoor entertaining.

### Location

Elvetham Heath is a development with a wealth of amenities including a supermarket, primary school, church and public house. Various activities and facilities are enjoyed by the local community including a football pitch, cycling and running clubs.

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.

















































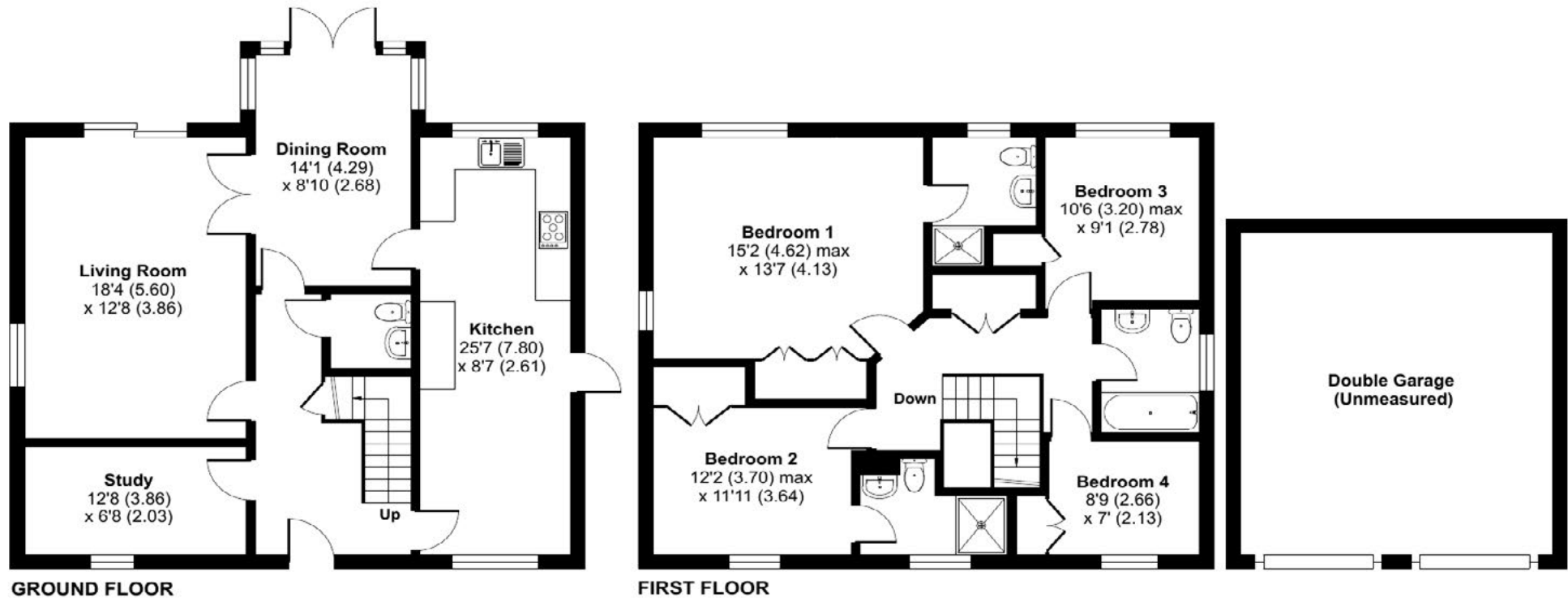




# Crowdale Drive, Fleet, GU51

Approximate Area = 1627 sq ft / 151.1 sq m (excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for McCarthy Holden. REF: 1273057

# 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

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  
 Drainage - Mains  
 Gas – Mains  
 Electric – Mains  
 Heating – Gas Central Heating

Materials used in construction - Brick, Timber Framed, Tiled roofs  
 EPC - C (74)  
 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 GU51 1HR 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 F



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