

Browning Road
Four Bedroom Detached Property



Browning Road, Church Crookham, Fleet, Hampshire, GU52 0YY

The Property

A well presented four bedroom family home located on the popular Zebon Copse development in Church Crookham, close to local amenities, schools and nature reserve.

Ground Floor

The living room, dining room, cloakroom and kitchen are accessed off the entrance hallway. The living room is double aspect with a feature fireplace whilst the dining room has French style doors leading into an attractive conservatory which in turn has doors opening onto the garden. The rear aspect kitchen is fitted with a range of eye and base level units, a selection of appliances and has a door leading into a utility room which opens onto the rear garden. A study/family room which has been converted from the original garage can be accessed from the utility room. A section of the original garage is used as a useful storage room.

First Floor

The four bedrooms and family bathroom are located on the first floor. Bedroom one has en-suite facilities as well as fitted wardrobes. Bedroom two also has fitted wardrobes.

Outside

To the front of the property is an area of lawn and driveway parking. The south facing enclosed rear garden has a patio for sitting and entertaining and shaped lawn with a mixture of planting in the borders.

Location

The property is ideally located for local amenities as well as being within easy access of Fleet town centre which offers comprehensive shopping and leisure facilities, a good selection of restaurants, bars and coffee shops, schools for all age groups, churches of various denominations and various health care services.

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



















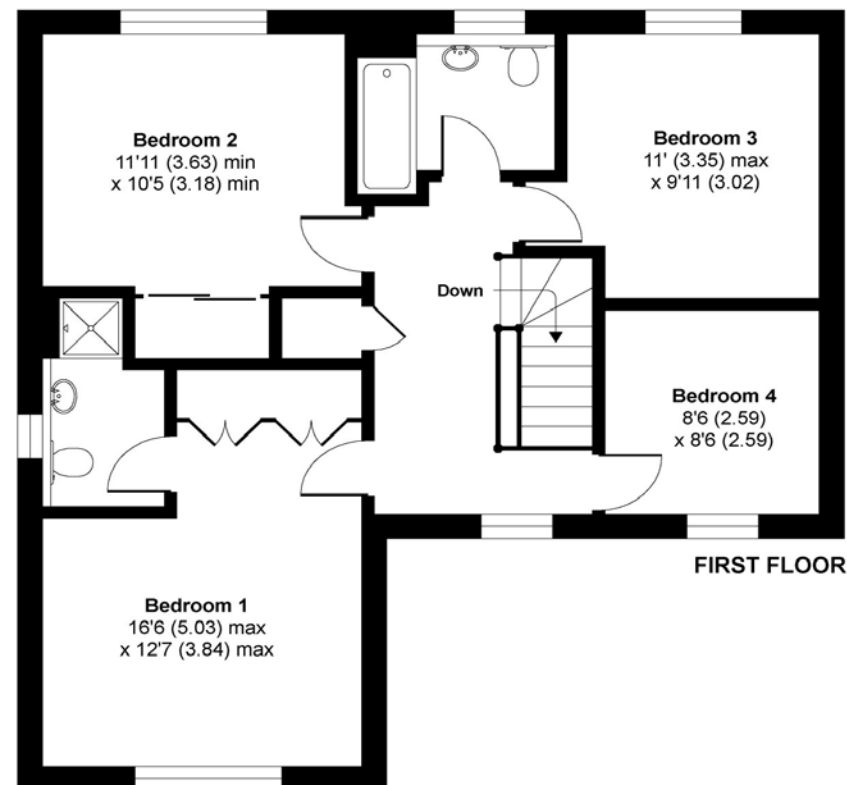
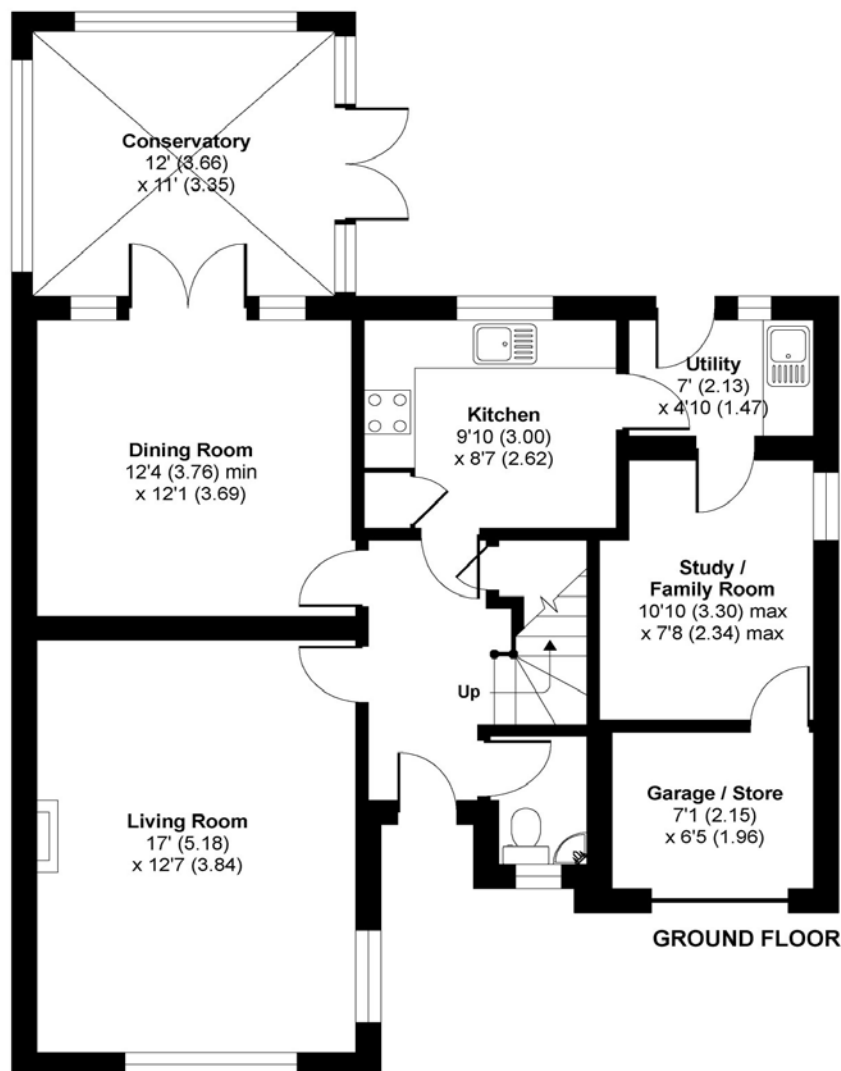






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APPROX. GROSS INTERNAL FLOOR AREA 1684 SQ FT 156.4 SQ METRES (INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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

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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 - 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 0YY. 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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