



Beautifully Presented Three Bedroom Property
Poulter Place, Church Crookham, GU52 8AZ

A beautifully presented three bedroom property located on the popular Crookham Park development close to local amenities.

Accommodation comprises; entrance hall with stairs to the first floor landing giving access to a light and airy dual aspect open plan kitchen/diner/living room. The kitchen is fitted with a range of white units and includes a selection of built in appliances. There is also a double bedroom/study and cloakroom on the first floor. The further two double bedrooms are located on the second floor along with the beautifully fitted bathroom.

The property further benefits from two allocated parking spaces.

Crookham Park boasts a variety of open space, children play areas and SANGS land leading to the village of Ewshot. In addition there is a Sainsburys local and infant school. Fleet and Farnham are both within easy access and offer extensive shopping and leisure facilities as well as infant, junior and senior schools, churches of various denominations and health care services. Both towns have mainline railway stations offering regular services to London Waterloo. all age groups, churches of various denominations and various health care services.







'AT THE END
OF A STORY
THERE'S A GOLDEN
AND THE SWEET
SILVER SONG,
OF A LARK
-
YOU'LL NEVER
WALK ALONE







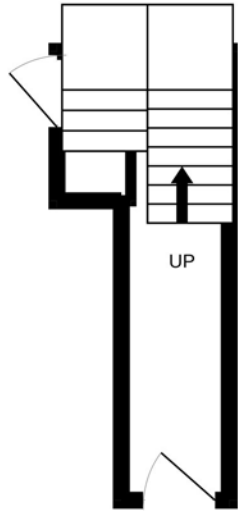




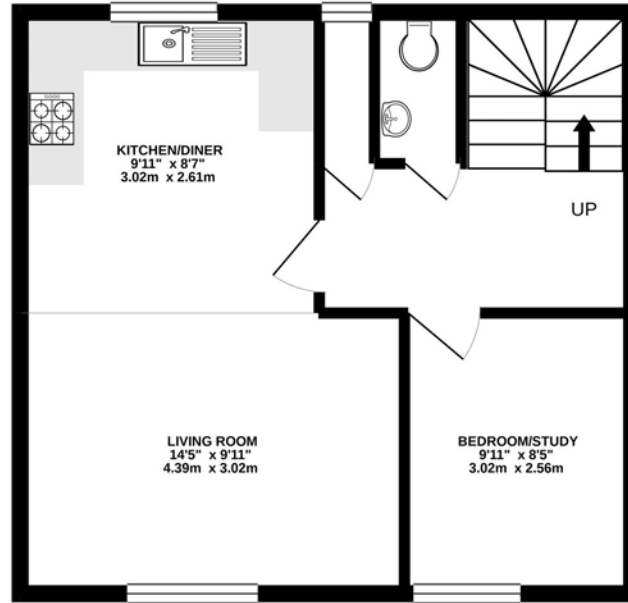




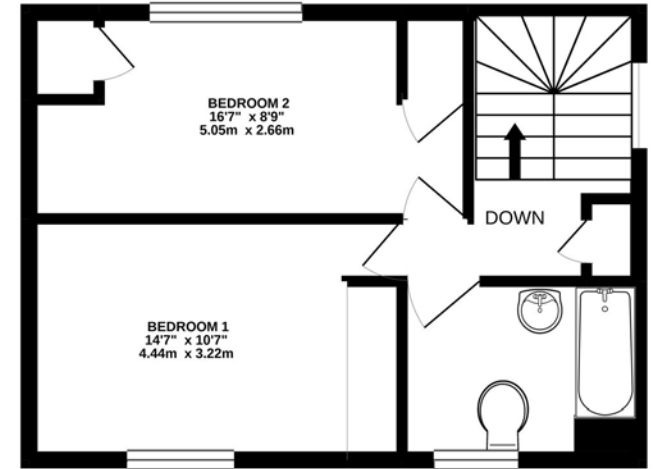
GROUND FLOOR



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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Fixture and Fittings:

All items of fixture and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment generally and garden ornaments etc. are specifically excluded unless mentioned.

Directions: Postcode: - GU52 8AZ

Please contact McCarthy Holden for detailed directions

Annual Maintenance Charge is £269.16

Viewing:

Telephone: 01252 620640
Email: fleet@mccarthyholden.co.uk

Services:

Mains electricity, water and drainage
Gas Central Heating
EPC Rating - B (85)

Local Authority:

Hart District Council
Tel: 01252 622122
Council Tax Band - C

McCarthy
Holden 