

Cook Ave, Crookham Park
Two Bedroom Home



Cook Ave, Church Crookham, Fleet, Hampshire, GU52 8AG

The Property

A rarely available two double bedroom property offered for sale in excellent decorative order, situated on the popular Crookham Park development.

The Accommodation

Accommodation comprises; Living room with door to the rear garden and kitchen/breakfast room which benefits from a range of fitted appliances. There is also a WC to the ground floor.

To the first floor are two double bedrooms and a family bathroom. Bedroom one boasts fitted wardrobes.

Outside

There is a driveway with parking for several vehicles.

The enclosed rear garden is laid mainly to lawn with an area of patio immediately to the rear of the property plus an area of planting.

In addition there is a electric car charging point.

Location

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.

Council Tax Band - D











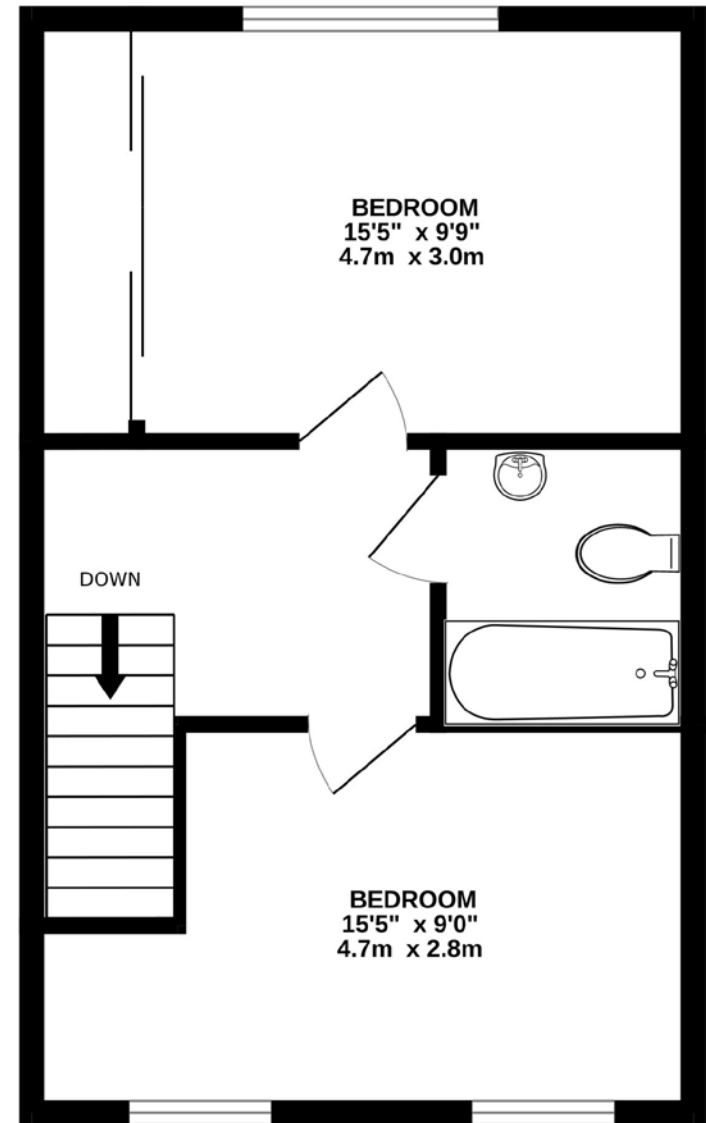
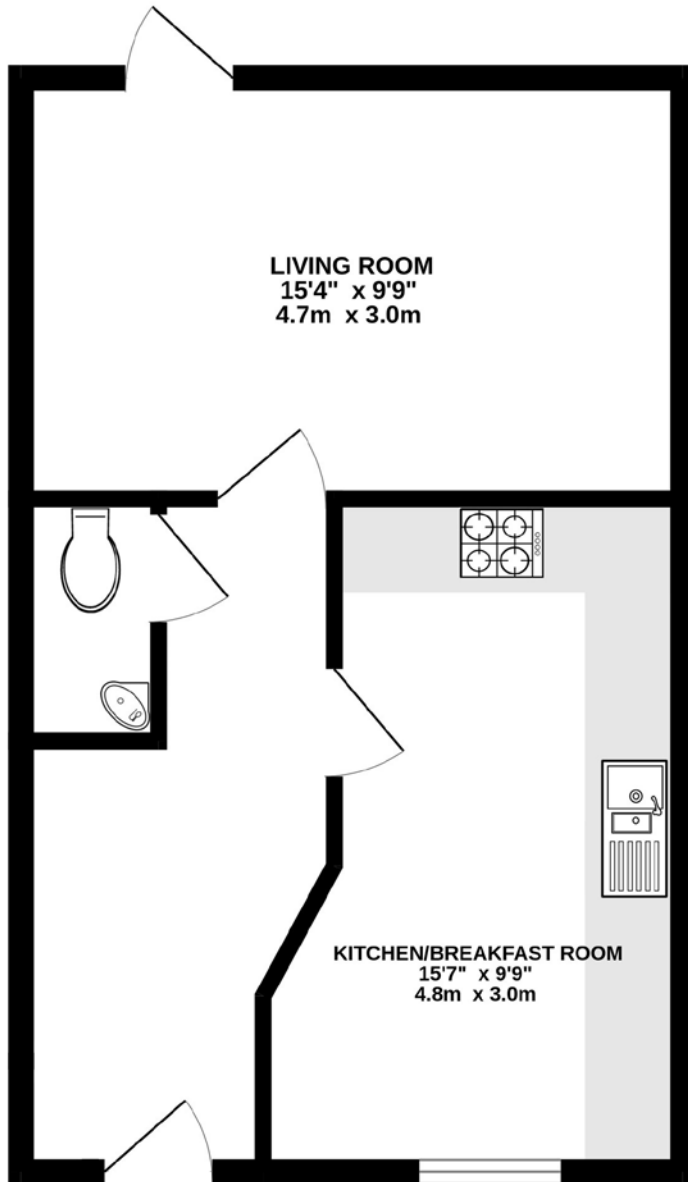
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Places of interest

A selection of photographs showing various locations in and around Fleet are shown below.



Fleet Pond



Basingstoke Canal



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.

Directions - Postcode GU52 8AG. Please contact McCarthy Holden for detailed directions

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

Viewing

Telephone sole agents
McCarthy Holden: 01252 620640

Services

Mains electricity, water and drainage.
Gas Fire Heating
EPC Rating - B (83)

Local Authority

[Hart District Council](#)
[Council Tax Band - D](#)

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