

Quetta Park
Three Bedroom Family Home



127 Quetta Park, Church Crookham, Fleet, GU52 8TH

The Property

This three bedroom property offers generous accommodation and is situated in the Church Crookham area of Fleet with access to local schools and amenities and is within 3 miles of both the town centre and mainline railway station. The current owners have modernised the interior throughout.

Accommodation

The ground floor accommodation comprises of living room which overlooks the garden. A particular feature of this home is the open plan kitchen/diner which is a great space for the whole family to enjoy. There is a WC to the ground floor.

To the first floor are three good sized bedrooms and a family bathroom. Both bedrooms one and three benefit from fitted wardrobes. There is also a separate shower room on this floor.

Outside

Externally the south/west facing garden is mainly artificial grass with timber enclosed fencing. There is also a patio area which is ideal for al-fresco dining.

This property has allocated parking.

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, restaurants, bars and coffee shops, schools for all age groups, churches of various denominations and health care services.













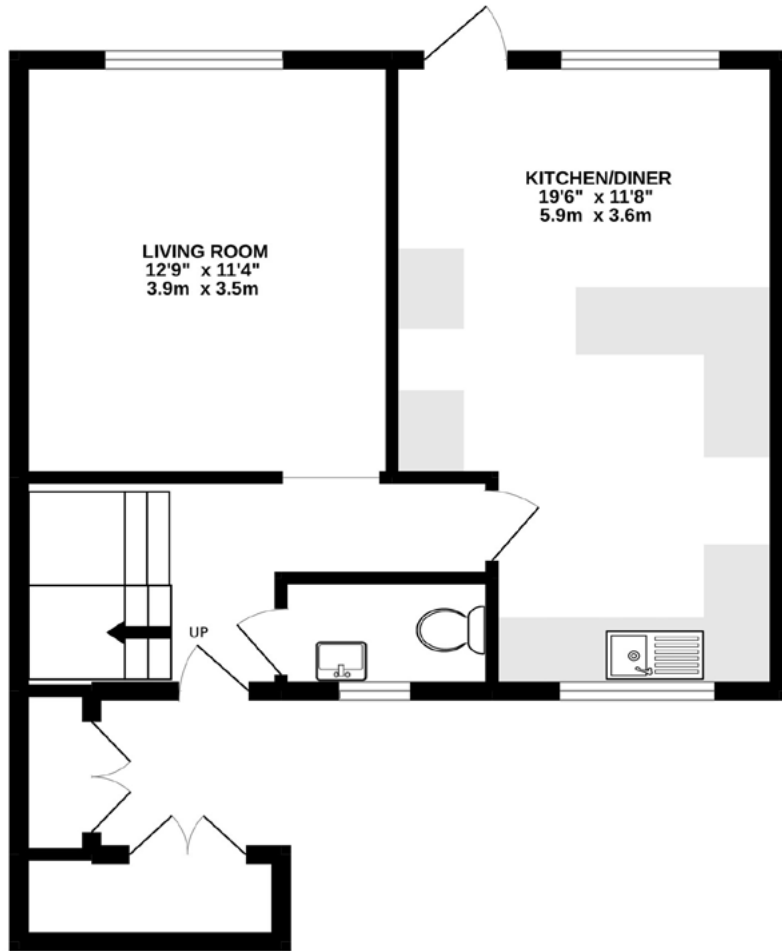




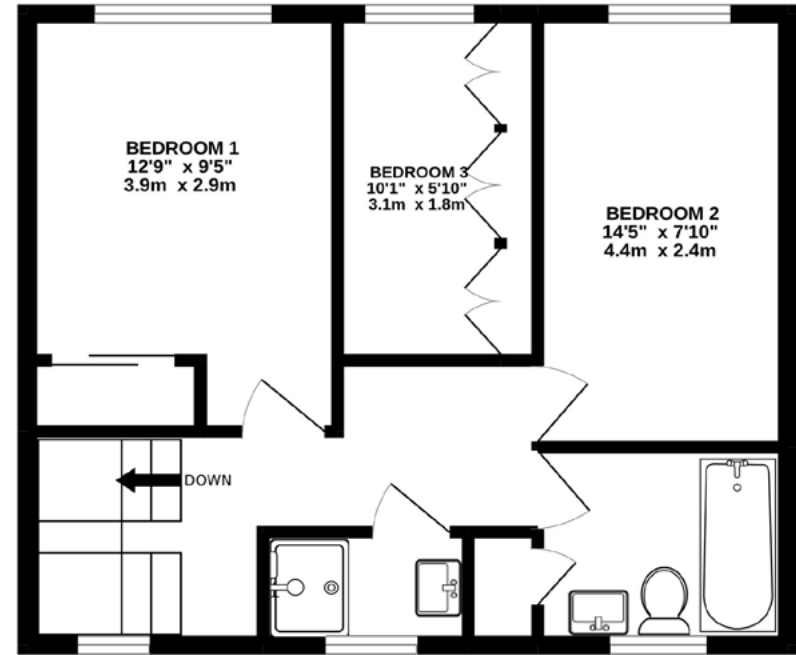




GROUND FLOOR



1ST FLOOR



QUETTA PARK

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.



Basingstoke Canal



Basingstoke Canal



Fleet Mainline Railway Station



Fleet Pond/Nature Reserve



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 8TH. 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 Central Heating
EPC Rating - C (70)

Local Authority

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

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