

Burns Avenue
Two/Three Bedroom Detached Bungalow



15 Burns Avenue, Church Crookham, Fleet, Hampshire, GU52 6BN

The Property

A perfect opportunity to acquire a two/three bedroom detached bungalow in need of modernisation and with potential to extend (subject to planning permission). The property is located in a popular residential area of Church Crookham close to local amenities and within easy access of Fleet town centre.

Accommodation

The bungalow sits on a generous plot with accommodation including a front aspect living room with feature fireplace housing gas fire, rear aspect kitchen with eye and base level units plus a door giving access to the side of the property and a study/bedroom 3. There are two double bedrooms, one of which is rear aspect with a storage cupboard and the other is front aspect with a range of fitted furniture. The bathroom is fitted with a three piece suite including a shower over the bath.

Outside

The plot is a particular feature of the property with a good size lawn and driveway giving side access to the garage. The enclosed rear garden is laid with a mixture of patio and lawn with a selection of borders and planting. There is also a garden room attached to the garage.

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, schools for all age groups, churches of various denominations and various health care services.







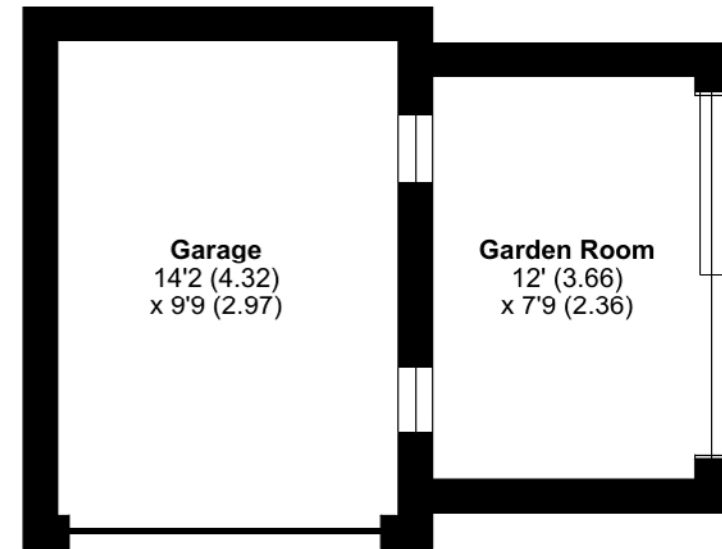
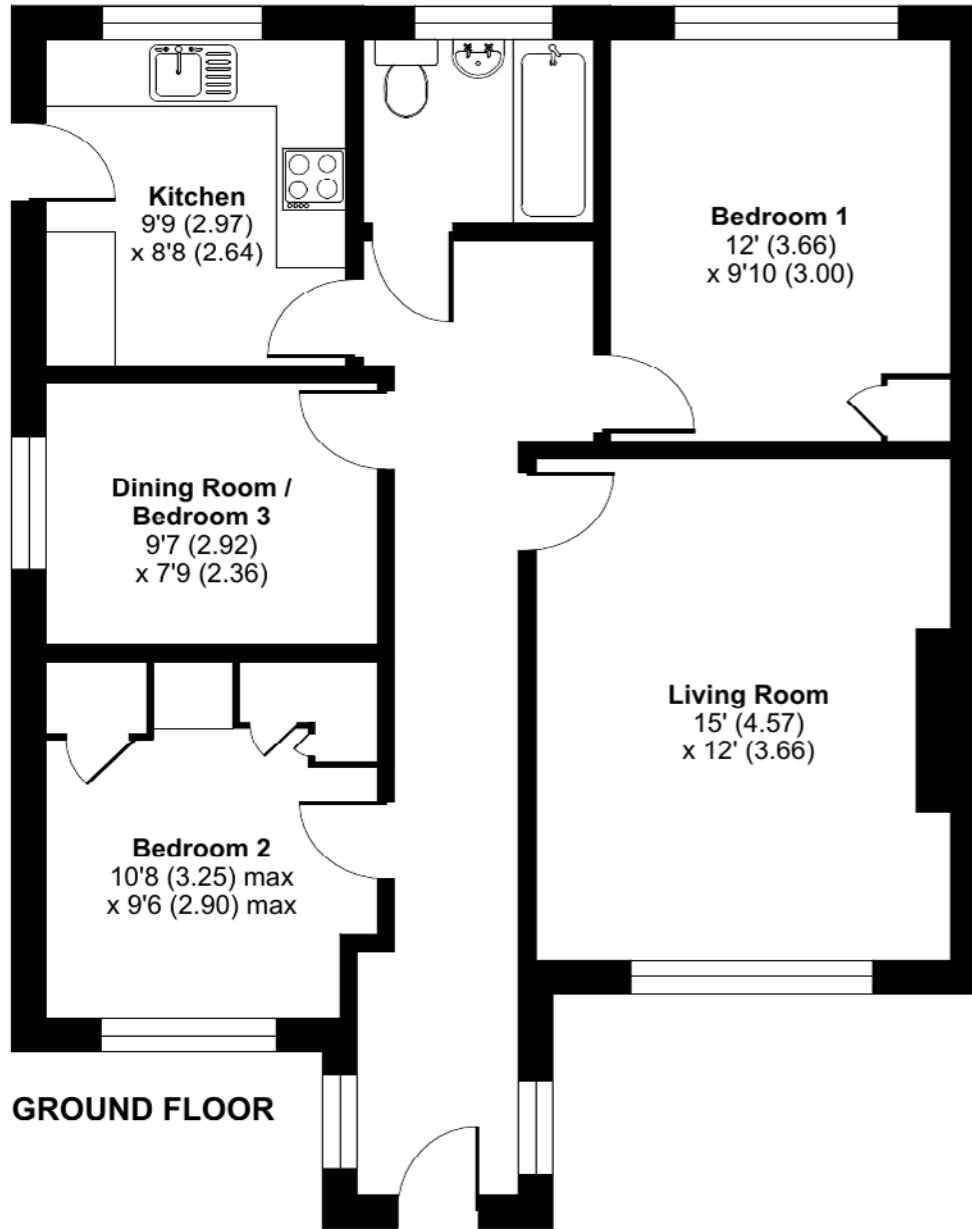






Burns Avenue, Church Crookham, Fleet, GU52

Approximate Area = 768 sq ft / 71.3 sq m
Garage & Garden Room = 242 sq ft / 22.5 sq m
Total = 1010 sq f / 93.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for McCarthy Holden. REF: 937089





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 6BN. 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 - D (57)

Local Authority

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

McCarthy
Holden 

www.mccarthyholden.co.uk