

Thapa Close
Four Bedroom Detached Property



19 Thapa Close, Church Crookham, Fleet, GU52 8AS

The Property

Situated on the popular Crookham Park development, built by Taylor Wimpey to their Hawthorn design in a cul-de-sac location, this is a well presented versatile and spacious four bedroom detached family home.

Ground/Lower Ground Floor

The kitchen/breakfast room is light and airy and is finished to a high standard with built in appliances, a central island with a breakfast bar and a Juliette balcony plus a further balcony with an area suitable for seating.

The cloakroom and study can also be found on the ground floor.

The living room/dining room can be accessed via the kitchen to the lower ground floor which benefits from French doors leading to the rear garden.

First Floor

To the first floor are four double bedrooms, master with a feature window and ensuite shower room, with a family bathroom serving the remaining bedrooms.

Outside

To the rear is the attractive landscaped garden with hedge and shrubs borders. There is a large patio area which is suitable for seating. In addition there is a garden bar.

To the front of the property is a large driveway with parking for several cars, leading to a single garage.

Additional Information

Service Charge is approximately £280.00 per annum.

Location

Crookham Park benefits from an abundance of outside space including the SANGS land which leads to Ewshot. Furthermore there is a local school, community centre and Sainsburys local, all within easy reach.

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 various health care services.

















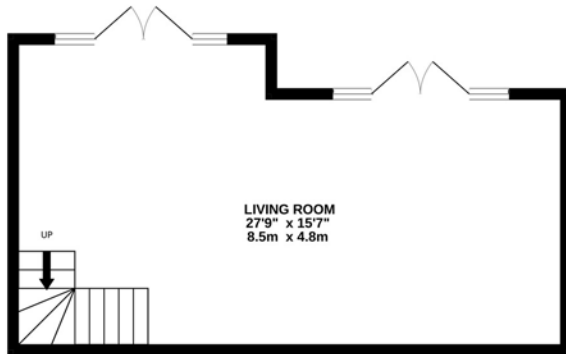




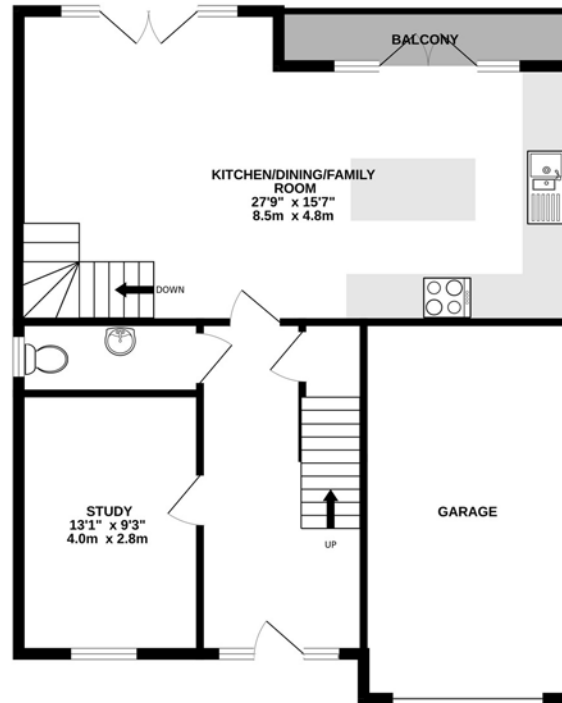




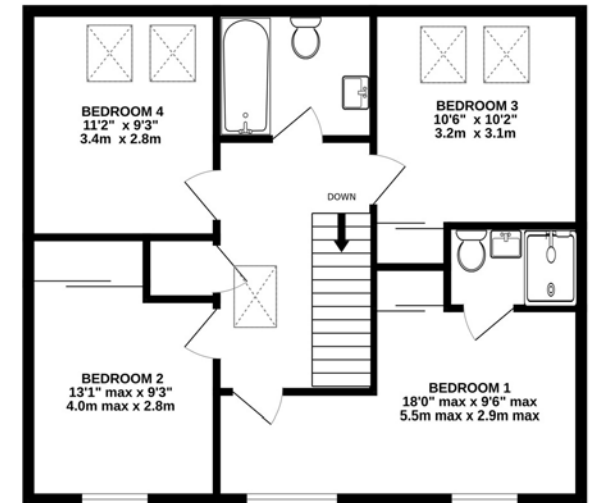
GROUND FLOOR



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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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 8AS. 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 - B (89)

Local Authority

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

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Holden 

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