

Grant Drive
Three Bedroom Terraced Property



49 Grant Drive, Church Crookham, Fleet, GU52 8AL

The Property

This attractive three-bedroom end terraced house is situated on the popular Crookham Park development which has a good selection of local amenities. Fleet town centre is within easy access and offers a comprehensive range of amenities.

Ground Floor

The ground floor accommodation comprises a front aspect kitchen/diner which is fitted with a good range of white wall and base mounted units with full granite worktops and granite splashback plus a selection of integrated appliances including oven, hob, extractor, fridge, freezer, dishwasher and washing machine.

The living room is rear aspect and is light and airy with French style doors opening onto the rear garden.

There is also a cloakroom and under-stairs cupboard off the hallway.

First Floor

On the first floor are the three bedrooms and family bathroom which is fitted with a white suite including a shower over the bath. Bedroom one has fitted storage cupboards and an en-suite shower room. Bedrooms two and three also have fitted cupboards.

Outside

To the front of the property are two allocated parking spaces and a gate giving access to the rear of the property.

The garden is enclosed with panel fencing and is laid with a patio immediately to the rear of the property and a further patio to the bottom of the garden. The remainder is laid to lawn.

Additional Information

Service Charge is approximately £270.00 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 pre-school and infant school, community centre, Sainsburys local, veterinary practice and beautician salon.

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









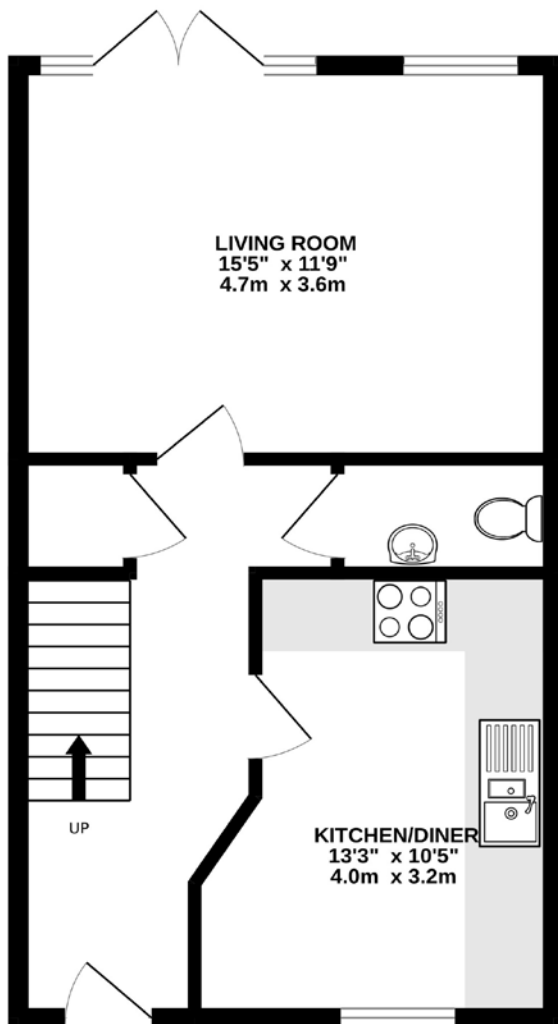




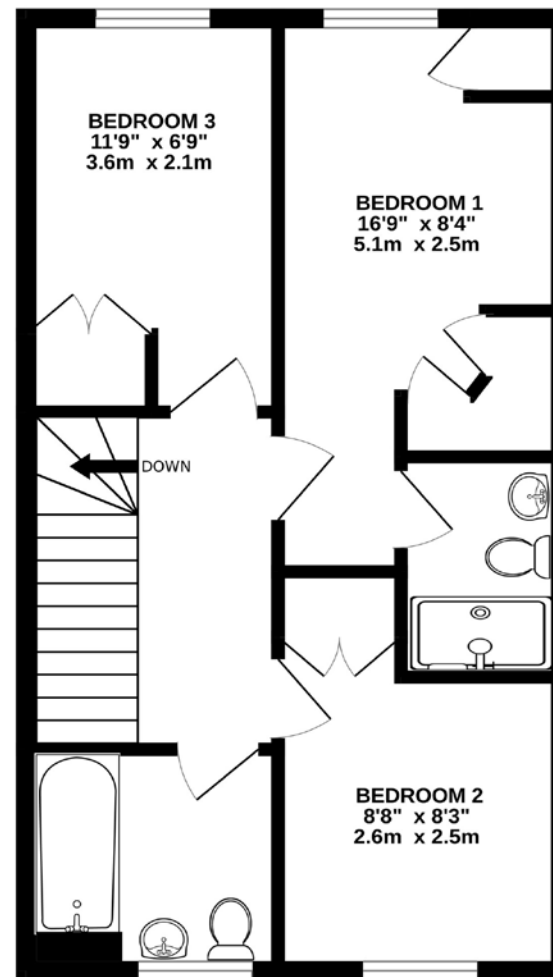




GROUND FLOOR



1ST 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.



Crookham Park



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 8AL. 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 (87)

Local Authority

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

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Holden 

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