

Park Hill, Church Crookham
Three Bedroom End-of-Terrace Property



37 Park Hill, Church Crookham, Fleet, Hampshire, GU52 6PW

The Property

A three-bedroom end-of-terrace property situated in a cul-de-sac location within the Church Crookham area of Fleet. The property is offered to the market with no onward chain.

Ground Floor

The entrance hallway has a door leading into the living room and stairs to the first floor.

The living room is front aspect and features a fireplace with gas fire. The dining room leads off the living room and has patio doors opening onto the rear garden.

The kitchen is accessed off the living room and is rear aspect with a door to the garden. There is a range of eye and base level units plus oven, hob, extractor, fridge, freezer and dishwasher.

First Floor

On the first floor are the three bedrooms and shower room.

Outside

To the front of the property is a garden which is laid to lawn with a mixture of plants and a pathway leading to the front door.

There is side access to the enclosed rear garden which has a patio with the remainder of the garden laid to lawn. A gate at the rear of the garden leads to the garage and a car port.

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















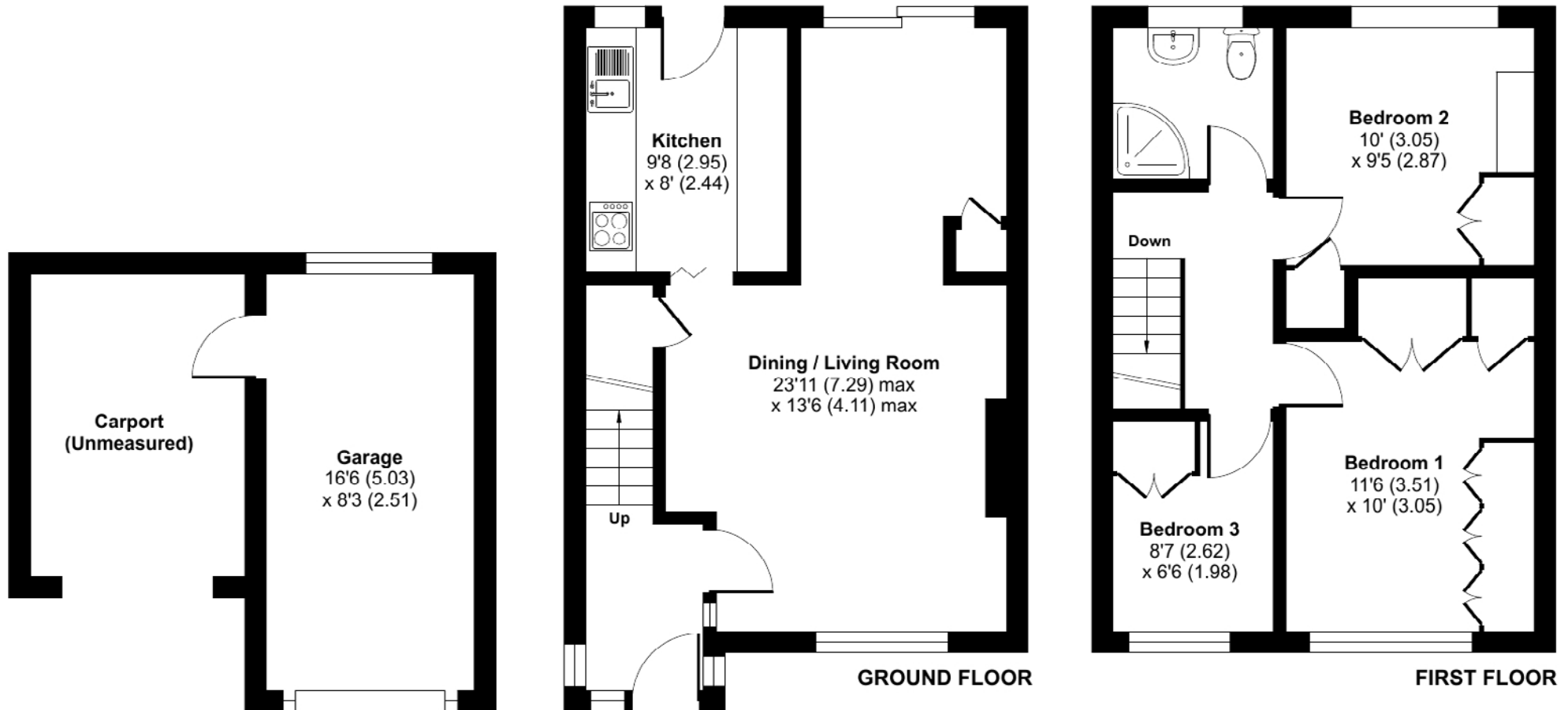
Park Hill, Church Crookham, Fleet, GU52

Approximate Area = 808 sq ft / 75 sq m (excludes carport)

Garage = 136 sq ft / 12.6 sq m

Total = 944 sq ft / 87.6 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 2023. Produced for McCarthy Holden. REF: 1048562







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 6PW. 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 (71)

Local Authority

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

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