

Compton Road  
Three Double Bedroom Semi-Detached Property



# Compton Road, Church Crookham, Fleet, GU52 6JF

## The Property

This well presented three double bedroom semi-detached property is located in a popular residential area of Church Crookham, close to local schools and amenities whilst being within easy reach of Fleet town centre and Fleet mainline railway station.

## Ground Floor

The entrance hallway offers generous storage areas, a door into the integral garage and a convenient cloakroom.

The kitchen is front aspect with a range of wood effect wall and base mounted units along with oven and space for additional appliances.

The living/dining room is in excess of 17 ft. with attractive fireplace and electric fire plus sliding doors opening into a lean-to conservatory which in turn opens onto the south facing garden.

## First Floor

To the first floor are the three bedrooms and family bathroom. Bedroom one benefits from en-suite bathroom facilities.

## Outside

To the front of the property is driveway parking leading to the integral garage.

There is also access into the enclosed rear garden which is south facing and laid with a mixture of lawn and shingle for seating plus a selection of shrubs and plants.

## Location

Church Crookham is a favourable area for families, being close to schools and local amenities.

Fleet town centre is close by and offers an extensive range of shopping and leisure facilities, further schools for all age groups, churches of various denominations and health care services.

There are excellent commuter links by both rail and road with 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.























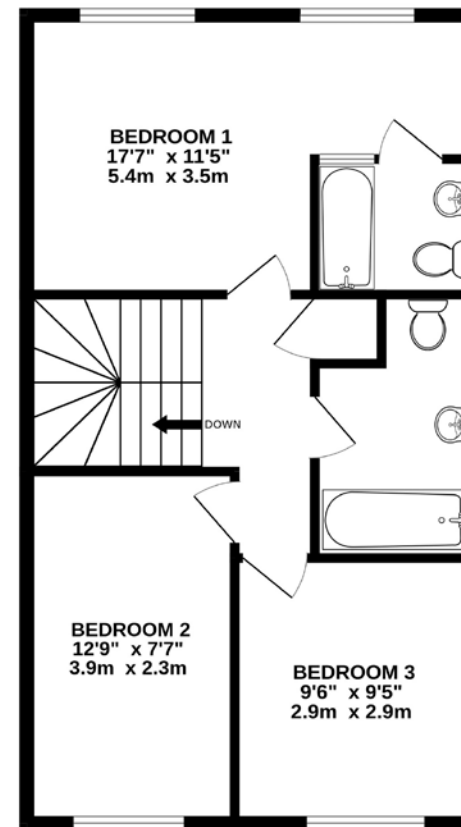
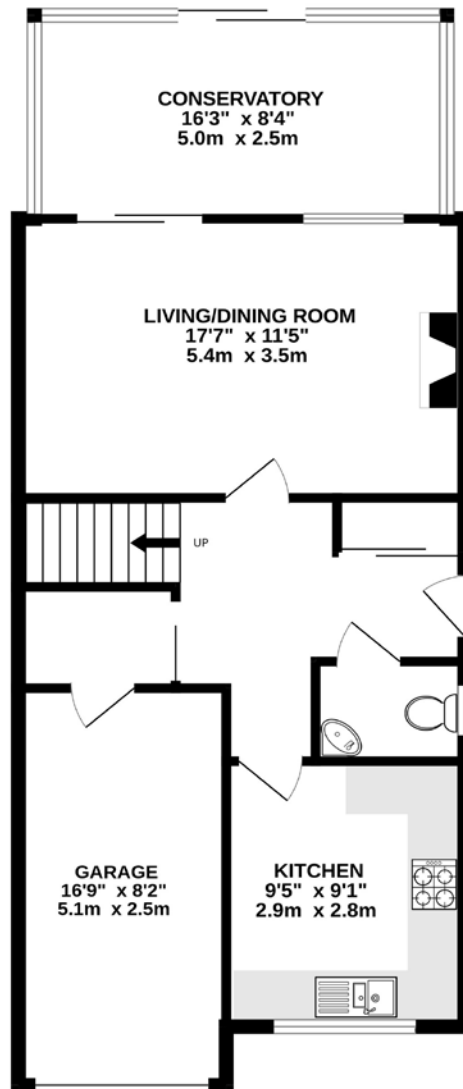












Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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/Nature Reserve



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 6JF. 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 (59)

### Local Authority

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

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