

Walker Close
Three Bedroom Terraced House



Walker Close, Church Crookham, Fleet, GU52 8AE

The Property

This three to four bedroom mid-terraced town house on the popular Crookham Park development offers flexible family accommodation over three floors.

Ground Floor

On the ground floor is the entrance hallway, cloakroom and a front aspect dining room which could be used as a fourth bedroom. To the rear of the ground floor is a generous kitchen/ breakfast room with French style doors opening onto the garden. The kitchen is fitted with cream Shaker style units and appliances including oven, hob, extractor fan, fridge, freezer, dishwasher and washing machine.

First Floor

On the first floor is an area of landing which is currently used as a study. There is a rear aspect living room with French style doors and a Juliet balcony. One of the three bedrooms and the family bathroom are also located on this floor.

Second Floor

The additional two bedrooms are on the top floor which includes the principle bedroom with en-suite shower room.

Outside

The garden has a patio to the rear of the property ideal for seating. There is a lawn and two areas which are planted with a selection of shrubs. The garage, which is located to the rear of the property, can be accessed from the garden through a courtesy door.

Additional Information

There is a development annual service charge of £295.08 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, an excellent selection of restaurants, bars and coffee shops, schools for all age groups, churches of various denominations and health care services.

























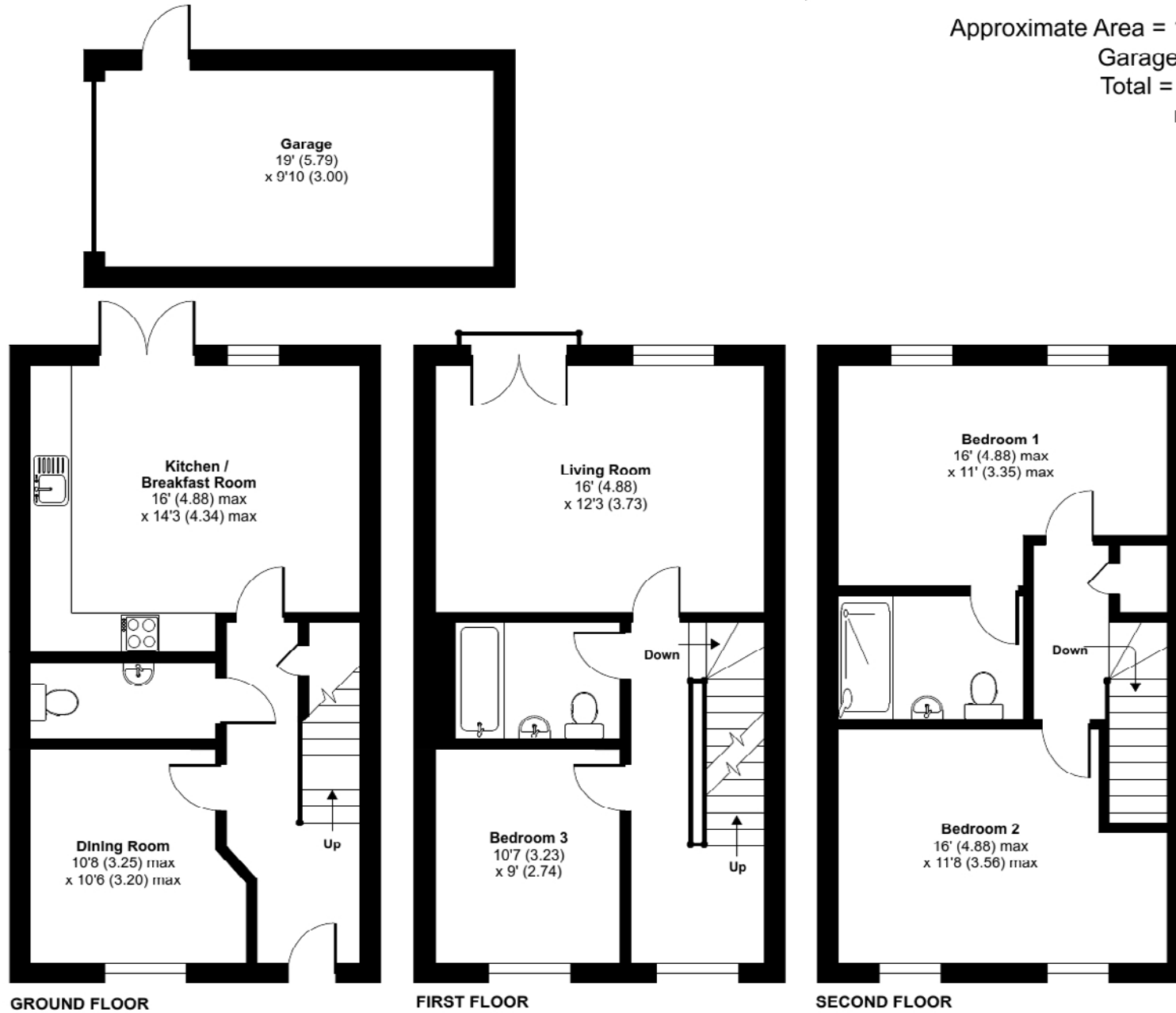
Walker Close, Church Crookham, Fleet, GU52

Approximate Area = 1427 sq ft / 132.5 sq m

Garage = 186 sq ft / 17.2 sq m

Total = 1613 sq ft / 149.8 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for McCarthy Holden. REF: 1082364





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).

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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 8AE. 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 (82)

Local Authority

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

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