

Rana Drive
Attractive Four Bedroom Detached Property



Rana Drive, Church Crookham, Fleet, Hampshire, GU52 8AJ

The Property

Located in a quiet cul-de-sac, this spacious detached four bedroom house is perfect for families and sits on the popular Crookham Park development.

Ground Floor

Stepping inside, you're greeted by a welcoming entrance hall leading to a bright kitchen/diner. Modern appliances and ample space make it ideal for entertaining. Relax in the living room, bathed in sun light thanks to French doors opening onto the south-westerly facing garden. A dedicated study provides a perfect work-from-home haven, while a cloakroom completes the ground floor.

First Floor

Upstairs, you'll find four bedrooms, including a master with an en-suite shower room, and a family bathroom.

Outside

The low-maintenance garden offers a great space for both relaxing and entertaining. Enjoy barbecues on the raised decking or soak up the sun on the patio. The driveway with ample parking leads to a garage, providing additional storage. In addition this property overlooks open green space.

Location

Crookham Park offers a range of facilities including Tweseldown Infant School, community centre, Sainsbury store, play areas and tennis courts. Within easy reach is SANGS land, ideal for walks and cycle rides.

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, schools for all age groups, churches of various denominations and various health care services.























**WASH
BRUSH
& FLUSH**
TURN OFF THE LIGHT
WE LOVE YOU,
GOODNIGHT

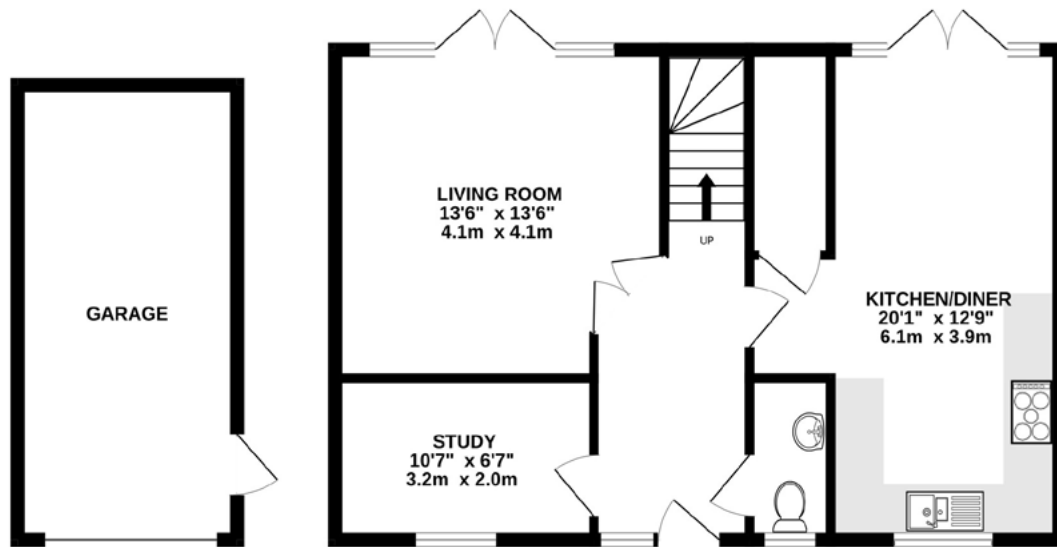
BATHROOM RULES
If it is up... put it down
If it is on... turn it off
If it is in... clean it
If it is in a bag... empty it



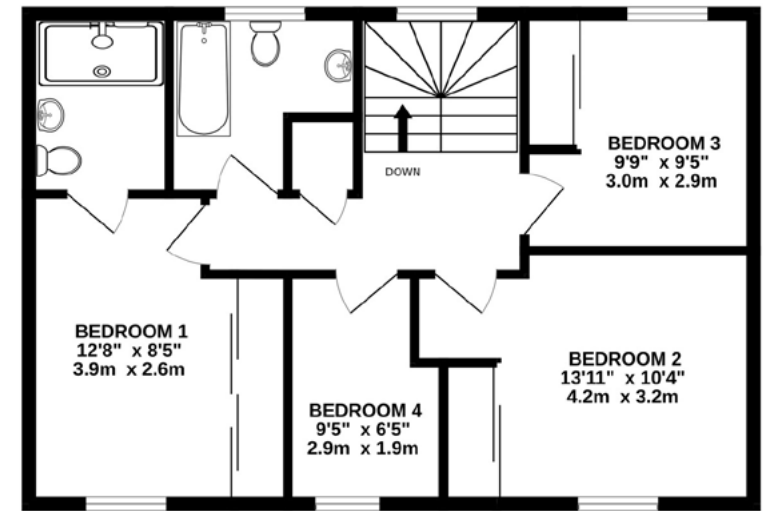




GROUND FLOOR



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.



Fleet Pond



Basingstoke Canal



Fleet Mainline Railway Station



Basingstoke Canal



Fleet High Street

Consumer Protection Regulations

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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 8AJ 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 - E](#)

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