



Rana Drive, Church Crookham
Fleet

McCarthy
Holden

Guide Price £425,000



Rana Drive

Church Crookham, Fleet

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Crookham Park Development
- Three Generous Bedrooms
- Garage and Driveway Parking
- Re Fitted Ensuite
- South Facing Garden
- Close To Local Amenties





A three bedroom family home situated on the favourable Crookham Park development.

To the ground floor the hallway leads to the reception rooms and stairs to the first floor. The front aspect kitchen/breakfast room has an attractive range of eye and base level units with roll top work surfaces, inset sink, built-in appliances include; electric oven, hob with extractor fan, fridge/freezer, washing machine and dishwasher. There is further space for a table and chairs. The rear aspect living room is bright and airy with French doors leading to the rear garden. The cloakroom completes the ground floor.

The first floor boasts three generous size bedrooms along with the family bathroom. Bedroom one benefits from fitted wardrobes and a recently re-fitted en-suite shower room.

The enclosed south facing rear garden has a large porcelain patio area immediately to the rear of the property with the remainder being laid to artificial lawn. A courtesy gate at the end of the garden leads to the driveway and single garage.

Further benefits include gas central heating, double glazed windows and solar panels. There is an annual charge of approximately £300 towards the maintenance of the development and SANGS.

Crookham Park boasts a variety of open spaces, a Sainsburys local and infant school as well as access to a wealth of walking, running and cycling routes and there is a bus route to Fleet town centre, which has an array of shops, bars and restaurants. Fleet mainline station (Waterloo line), the Basingstoke Canal, Fleet pond and Hart leisure centre, are all within a short drive.

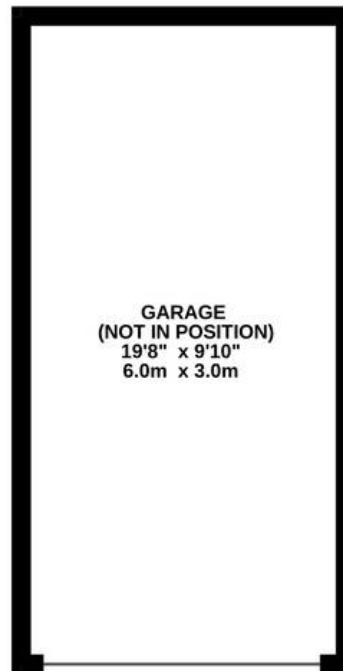
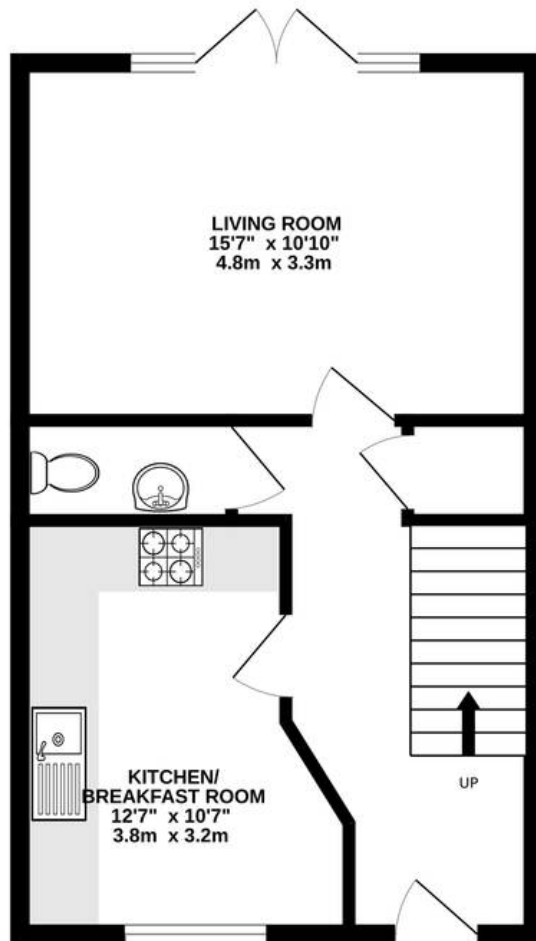
Agents Note; The property is owned by an employee of McCarthy Holden



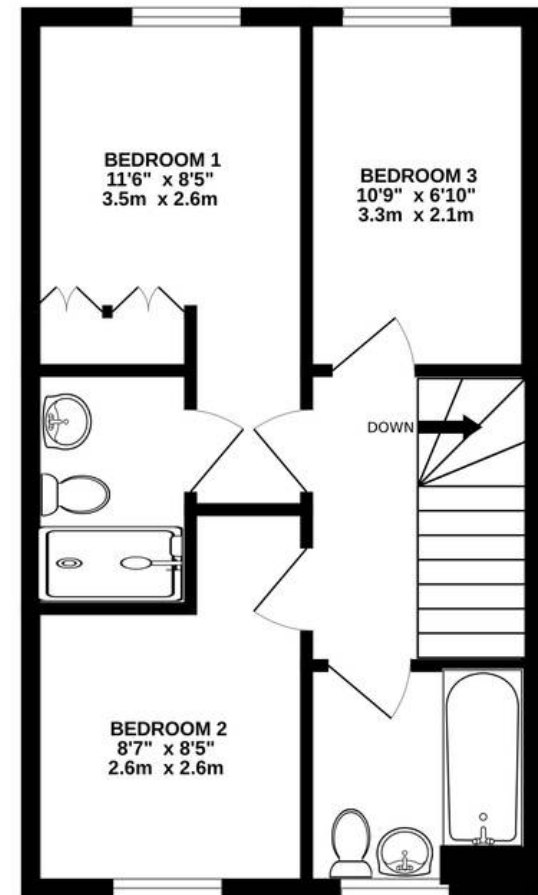




GROUND FLOOR
607 sq.ft. (56.4 sq.m.) approx.



1ST FLOOR
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 1006 sq.ft. (93.5 sq.m.) approx.

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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