

Curzon Drive
Four Bedroom Detached Property



Curzon Drive, Church Crookham, Fleet, Hampshire, GU52 6JL

The Property

This well-presented four-bedroom detached property has been extended and updated and provides generous and flexible accommodation. Situated in a cul-de-sac location within the popular Church Crookham area of Fleet, the property is close to local amenities as well as being within easy access of Fleet town centre.

Ground Floor

In the entrance hallway is a cloakroom, stairs to the first floor and doors giving access to the utility room and kitchen.

A particular feature of this home is the open plan kitchen which has been re-fitted with a large range of contemporary units and includes a range of fitted appliances, the bi-folding doors gives access to the garden. Also accessed from the kitchen is the well appointed family room and study.

First Floor

On the first floor are the four bedrooms and family bathroom. The main suite has an en-suite which boasts separate bath and shower. There is also a family bathroom on this floor.

Outside

To the front of the property is an area of garden with hedging and a shingle driveway leading to a garage.

The level rear garden has a patio which can be accessed from the kitchen. The remainder of the enclosed garden is laid with lawn and has a selection of trees and shrubs.

Location

Church Crookham is within easy access of Fleet town centre which 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.

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.













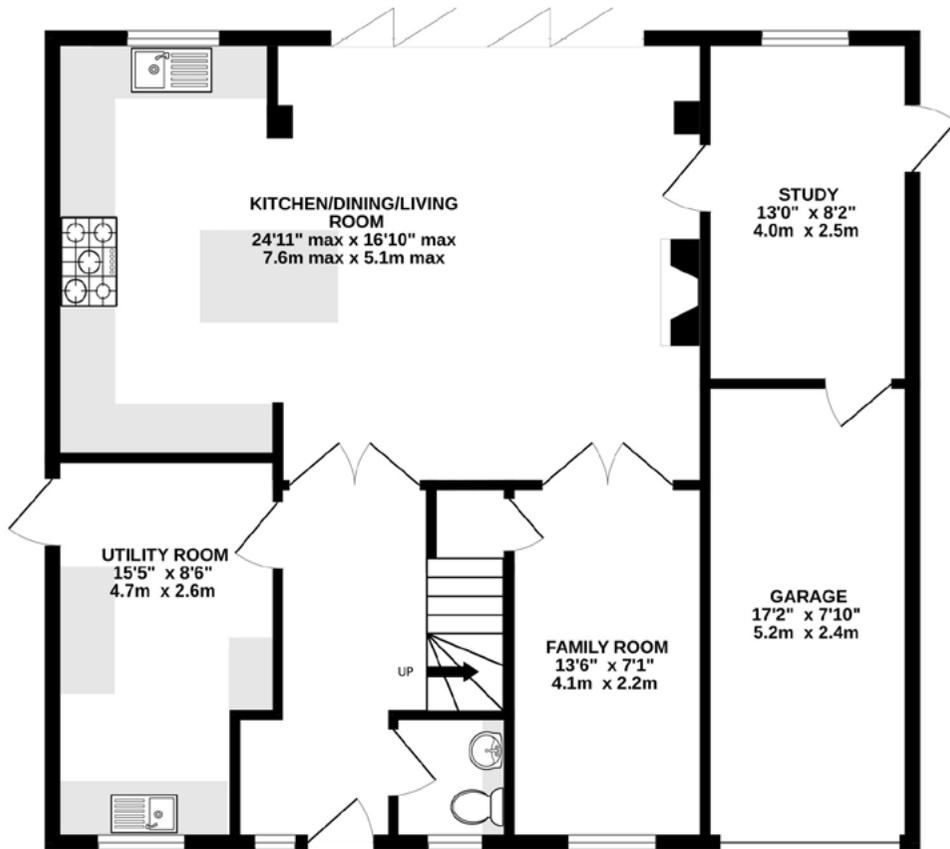




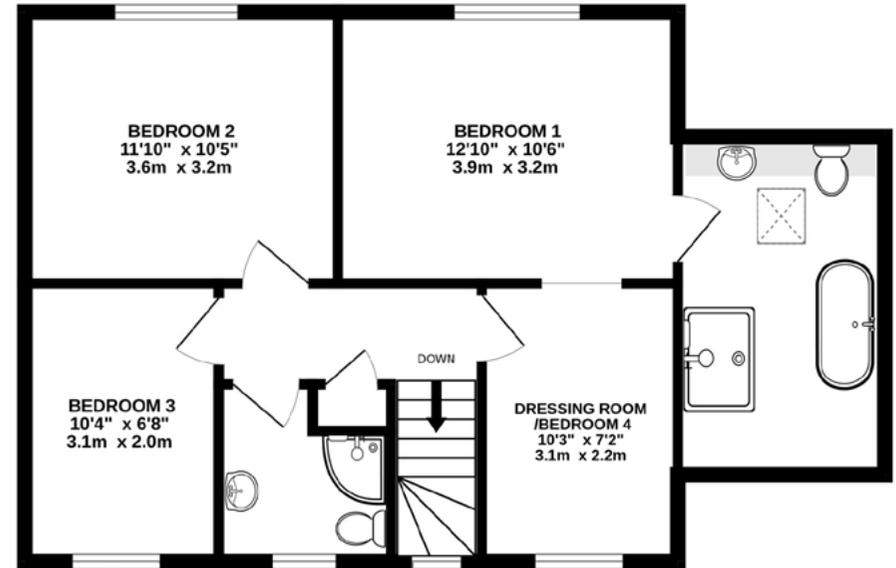




GROUND FLOOR



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 6JL. 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 (63)

Local Authority

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

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