



22 Hawkins Grove, Church Crookham

Fleet

McCarthy
Holden 

Guide Price £415,000



22 Hawkins Grove

Church Crookham, Fleet

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Three Bedrooms
- Garage
- Driveway
- Living Room/ Dining Room
- Low Maintenance Garden
- Netherhouse Moor Development





Property

A three-bedroom home situated on the popular Netherhouse Moor development in the sought-after Church Crookham area of Fleet. This attractive property is ideal for families seeking comfort, convenience, and access to excellent local amenities.

Ground Floor

The entrance hallway provides access to a convenient downstairs WC. To the front of the property is a well-appointed kitchen, fitted with a range of base and eye-level units beneath roll-top work surfaces. The kitchen benefits from a built-in oven, hob, and extractor hood, with additional space for further appliances.

To the rear of the property is a spacious living/dining room, featuring a useful understairs storage cupboard and direct access to the conservatory, which enjoys pleasant views over the landscaped rear garden.

First Floor

The first floor comprises three well-proportioned bedrooms and a family bathroom.

Outside

The enclosed rear garden has been thoughtfully landscaped and is accessible via the conservatory, providing an ideal space for outdoor entertaining or family enjoyment. Further benefits include a garage and additional off-road parking.

Location

Fleet offers excellent commuter links by both road and rail. Regular train services to London Waterloo take approximately 43 minutes, while Junction 4A of the M3 motorway provides convenient access to the M25 and the wider motorway network.

Fleet town centre offers a comprehensive range of shopping, leisure and healthcare facilities, along with schools catering for all age groups and churches of various denominations. The nearby towns of Basingstoke, Guildford and Reading are all within approximately 20 miles, while the historic market town of Farnham and the picturesque villages of Hartley Wintney and Odiham are just a short drive away

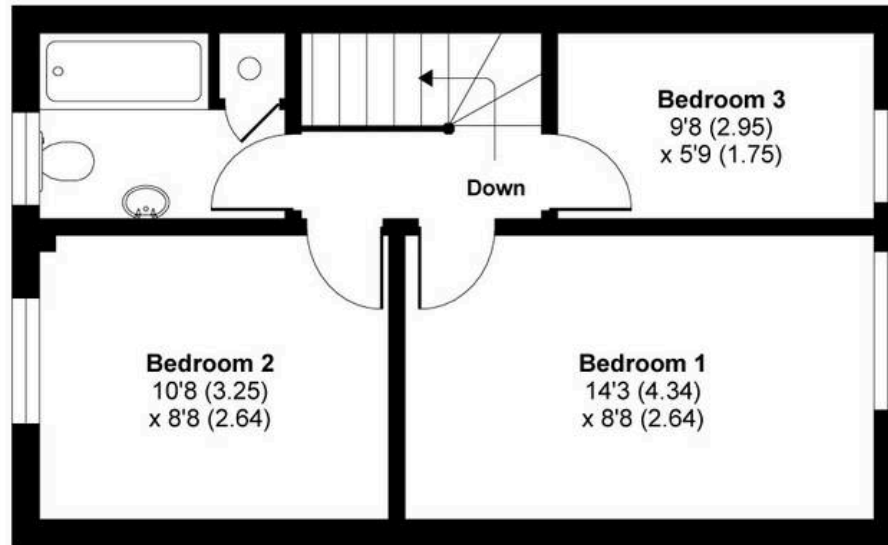
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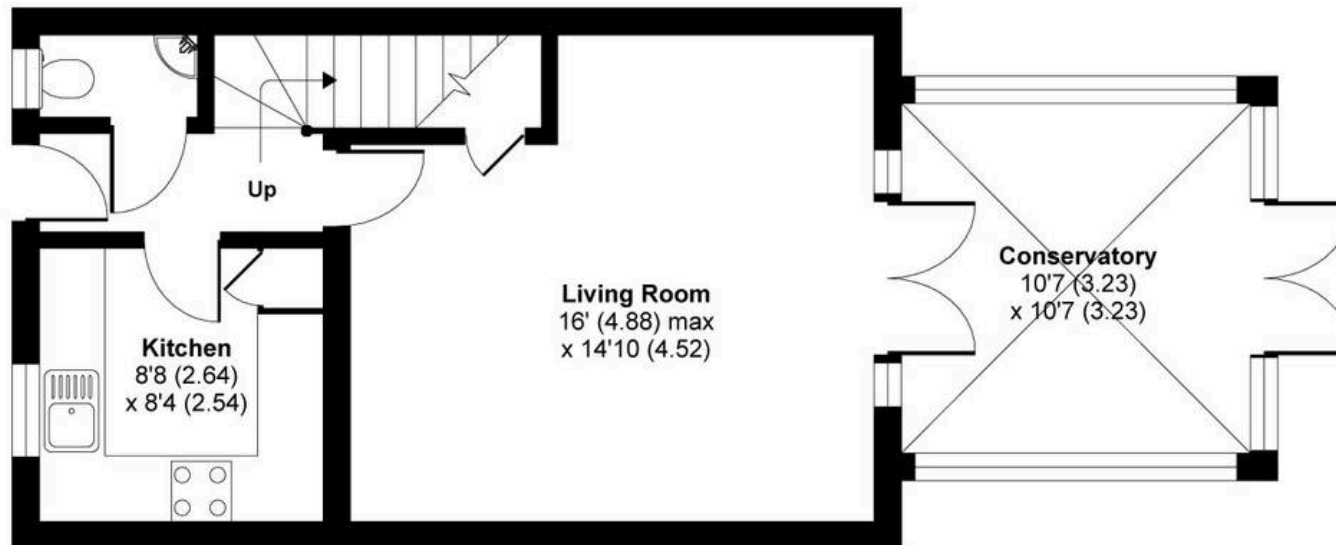


Hawkins Grove, Church Crookham, Fleet, GU51

APPROX. GROSS INTERNAL FLOOR AREA 878 SQ FT 81.5 SQ METRES



FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.





McCarthy Holden Fleet

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