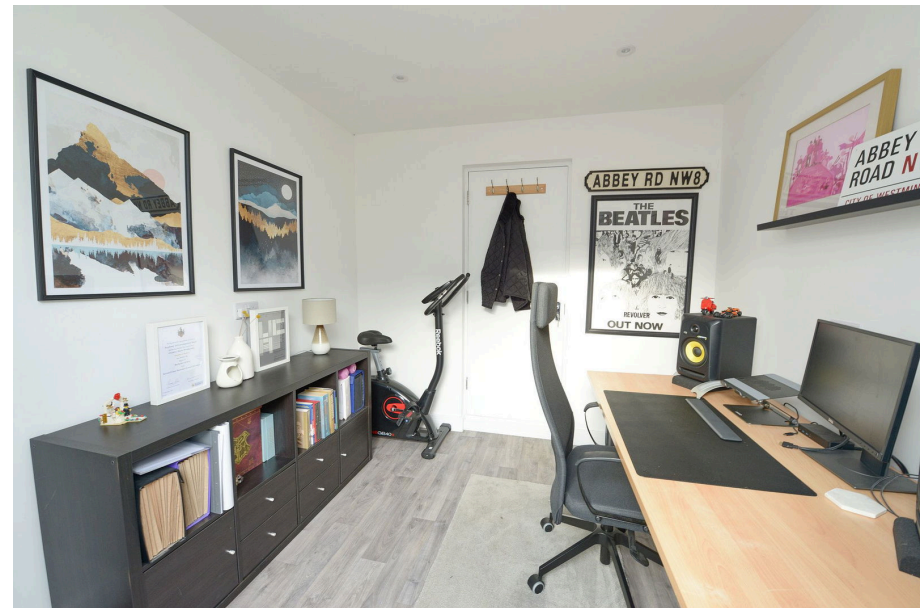




Dragons Way, Church Crookham, Fleet, GU52 8DS

Offers Over £465,000

3 2 2



Located in the popular Crookham Park development stands this attractive 3 bedroom semi-detached home with garage and parking fronting onto woodland.

Through the front door, a spacious entrance hall gives access to the kitchen/breakfast room, living room, cloakroom, under stairs storage cupboard and stairs rise to the first floor. The living room, a sizable room of note some 15'7 ft in length has double doors that lead to the landscape rear garden. The kitchen/breakfast room is dual aspect and enjoys views over woodland. There is plenty of built in eye and base level units topped with work surfaces and a variety of built in appliances. The room also offers space for a dining table and chairs.

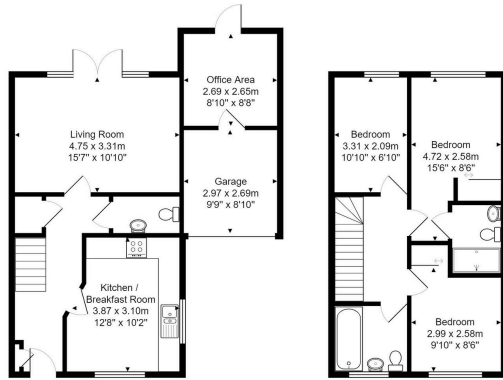
To the first floor you will find a family bathroom, three good sized bedrooms, with the master having an en-suite shower room and fitted wardrobe.

Externally the partly walled rear garden has been landscaped with low maintenance in mind. There is a patio of the rear off the house and an area of lawn. A door leads to the back of the garage which has been converted into an office area so ideal for someone who works from home or a hobby room. To the front is the parking spaces which leads to the partly converted garage.

The property is located in the popular Crookham Park over looking woodland and offers local shops for convenience, a community centre, play park, extensive Sangers and many country walks within minutes by foot, including lovely local pond area. Few minutes in the car will take you to further walks including Caesar's camp, Tweseldown and Velmead common. Fleet's Town Centre is only a short distance away with its extensive range of shops, bars and restaurants. The property is within catchments for excellent and sought after primary, junior and senior schools. 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.



59, Dragons Way, Church Crookham, Fleet, GU52 8DS



Total Area: 97.2 m² ... 1047 ft²
 All measurements are approximate and for display purposes only

- Crookham Park Development • Over Looking Woodland
- Part Converted Garage & Parking
- Three Bedrooms
- Ensuite Shower Room & Family Bathroom
- Large Living Room
- Kitchen Breakfast Room
- Excellent Order Throughout



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	89	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

01252 227121 sales@labramholmes.co.uk

www.labramholmes.co.uk