



19 Rana Drive, Church Crookham
Fleet

McCarthy
Holden

Guide Price £525,000



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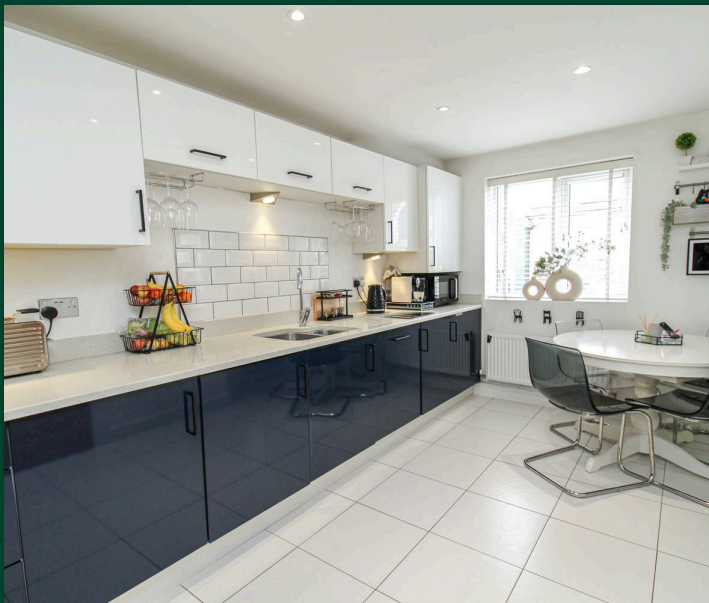
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Crookham Park Development
- Four generous Bedrooms
- Two Bathrooms
- Southerly Facing Garden
- Driveway Parking and Garage
- Close To Local Schools
- Service Charge - £302 pa





The Property

A beautifully presented four-bedroom family home, built by Taylor Wimpey to their popular Highclere B design, situated within the sought-after Crookham Park development.

Ground Floor

The accommodation comprises a welcoming entrance hallway with stairs leading to the first floor, a useful understairs storage cupboard, and access to a cloakroom.

To the front of the property is a well-appointed kitchen/breakfast room featuring a range of eye- and base-level cupboards and drawers beneath granite work surfaces. The kitchen includes an inset sink, integrated oven and hob with extractor hood over, integrated dishwasher, and space for a washing machine.

To the rear, the light and spacious living accommodation incorporates an open-plan living, dining, and conservatory area, with double doors opening onto the rear garden. The living room benefits from fitted shelving, cupboards, and a built-in TV unit, creating both style and practical storage.

The ground floor is finished with tiled flooring throughout, complemented by a carpeted living area.

First Floor

The first floor offers four bedrooms and a family bathroom. The principal bedroom benefits from fitted wardrobes and an en-suite shower room.

Bedroom four is currently arranged as a dressing room/home office and features fitted wardrobes and a built-in desk.

Outside

The south-facing rear garden has been thoughtfully landscaped and includes a patio area directly behind the property, ideal for outdoor dining and entertaining. Steps lead to a further seating area with a gazebo, while the remainder of the garden is mainly laid to lawn.

A courtesy door provides access to the garage, and a side gate offers convenient access to the front of the property.

To the front, a driveway provides parking for several vehicles and leads to a single garage.

Location









McCarthy Holden Fleet

McCarthy Holden Estate Agents, 110 Fleet Road - GU51 4PA

01252 620640 • fleet@mccarthyholden.co.uk • www.mccarthyholden.co.uk/

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