



Rana Drive, Church Crookham

Fleet

McCarthy
Holden 



Rana Drive

Church Crookham, Fleet

Modern three-bedroom terraced home in Crookham Park with en-suite, fitted wardrobes, low-maintenance garden, patio, shed, and two parking spaces. Spacious kitchen and bright living room.

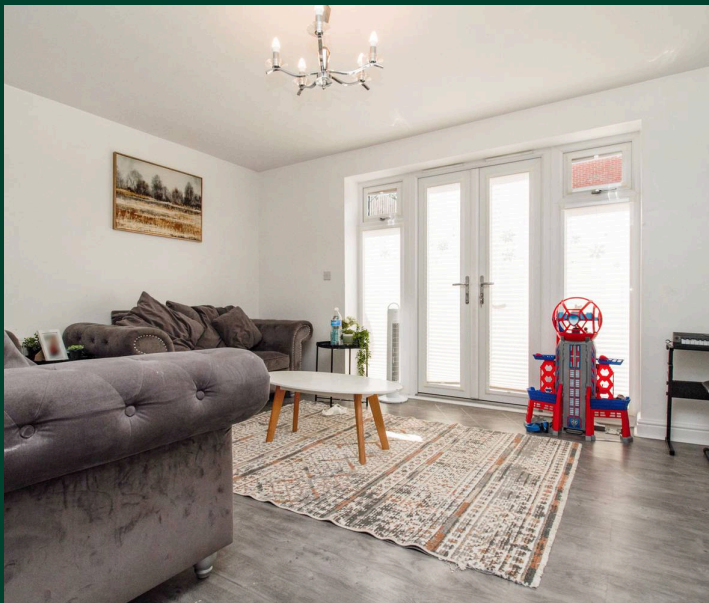
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Three Bedrooms
- Two Bathrooms including En-Suite to Bedroom One
- Popular Crookham Park Development
- Two Parking Spaces
- Landscaped Rear Garden
- Terraced Family Home



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The Property

A modern and well-presented three-bedroom terraced home, ideally situated within the sought-after Crookham Park development.

Ground Floor

The accommodation comprises an entrance hall, cloakroom, and a spacious kitchen/breakfast room fitted with an oven, hob, integrated fridge/freezer, washing machine, and dishwasher. To the rear, the bright and comfortable living room features French doors opening onto the garden and benefits from a useful understairs storage cupboard.

First Floor

Upstairs, the principal bedroom includes a fitted wardrobe and en-suite shower room. The second bedroom also benefits from a fitted wardrobe, while the third bedroom is ideal as a child's room, guest bedroom, or home office. A family bathroom with hand-held shower attachment completes the first floor.

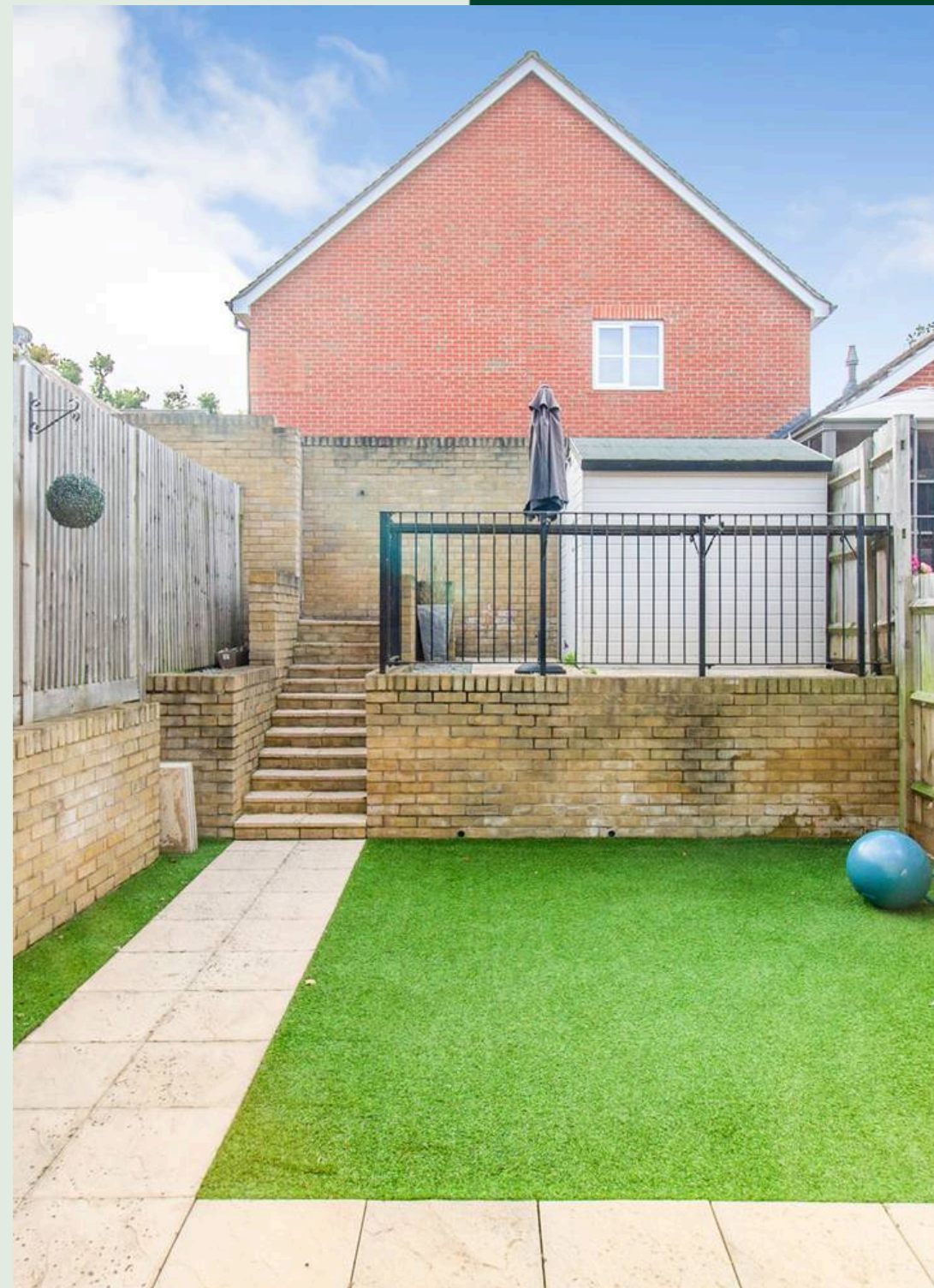
External

Outside, the attractive tiered rear garden has been designed for low maintenance, featuring a patio area, AstroTurf lawn, and a garden shed, providing an excellent space for outdoor entertaining and relaxation. To the front of the property there are two allocated parking spaces.

Annual Development Service Charge - £300

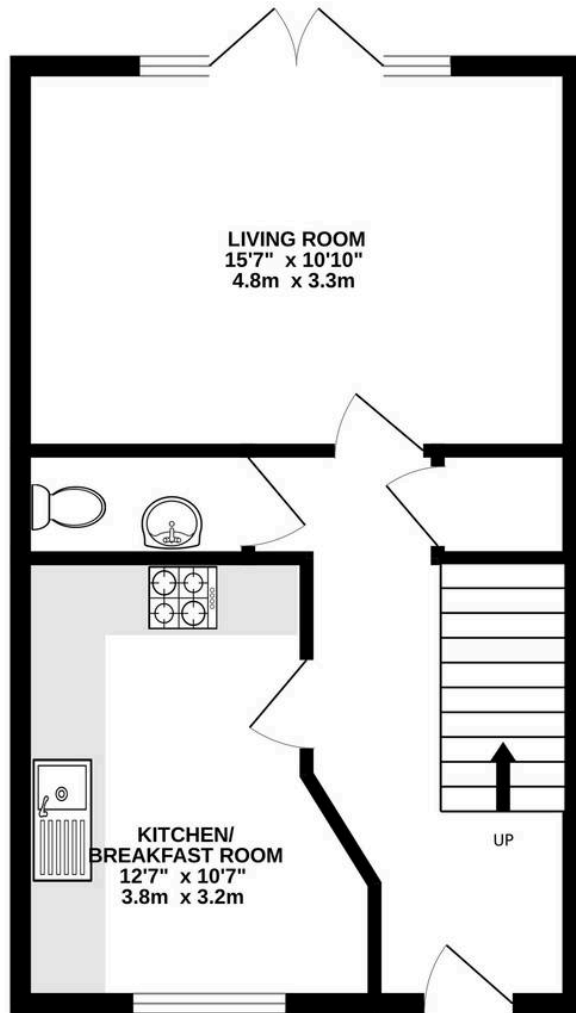
Hart District Council Tax Band - D

EPC - C

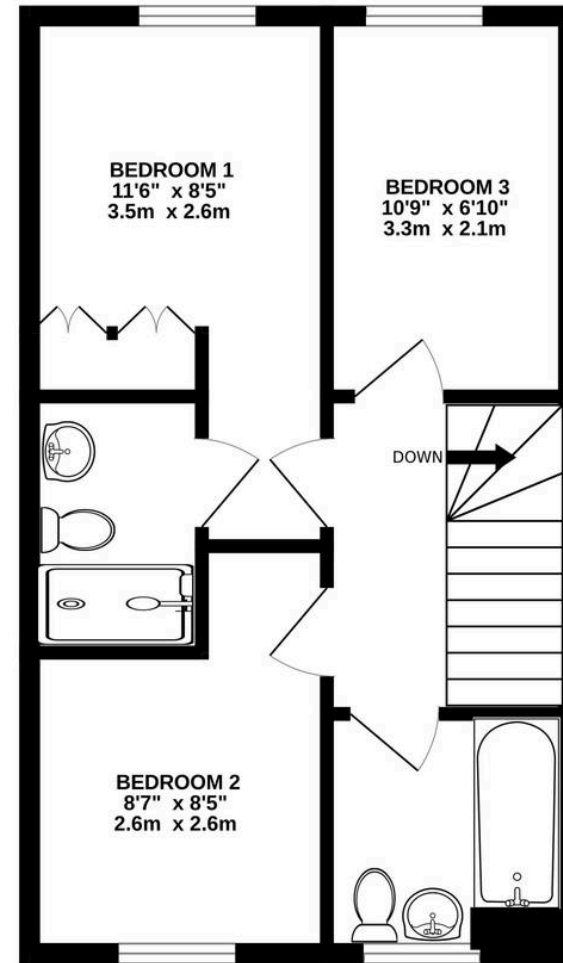




GROUND FLOOR
413 sq.ft. (38.3 sq.m.) approx.



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



TOTAL FLOOR AREA : 812 sq.ft. (75.4 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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