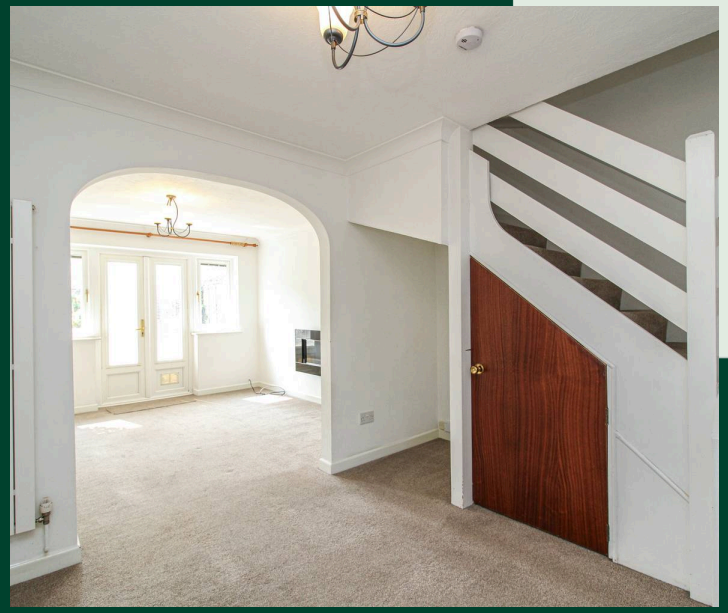
# Oaken Copse, Church Crookham

Fleet

McCarthy Holden

Guide Price £425,000



# Oaken Copse

## Church Crookham, Fleet

Well-presented three bedroom semi in Church Crookham. Features kitchen, spacious living areas, en-suite, private garden, garage, driveway. Close to schools, amenities and transport links.
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: 64

- No Onward Chain
- Cul-de-Sac Location
- Close to Local Schools
- Bedroom One with En-Suite
- Garage & Driveway Parking
- Close to Azalea Park

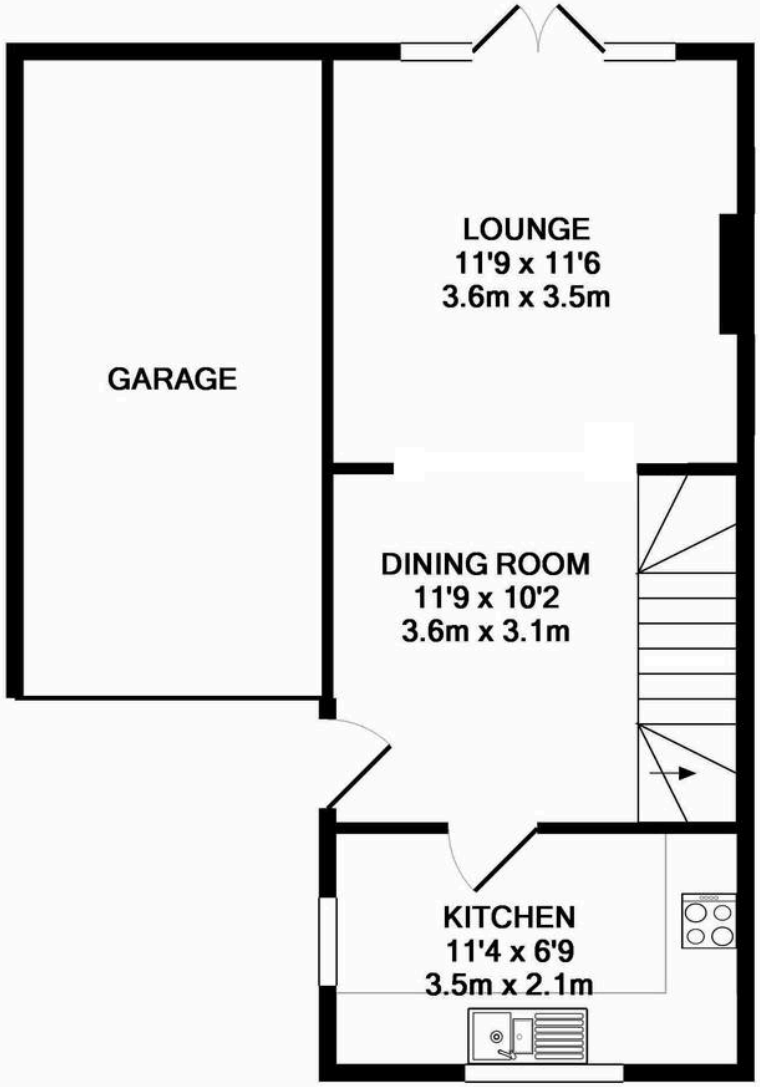
McCarthy Holden

**Property**
Situated within a pleasant cul-de-sac in the popular area of Church Crookham, this well-presented three bedroom semi-detached family home offers well balanced accommodation, ideal for modern family living. Conveniently located close to local schools, amenities and transport links, the property also benefits from a driveway, single garage and an enclosed rear garden.

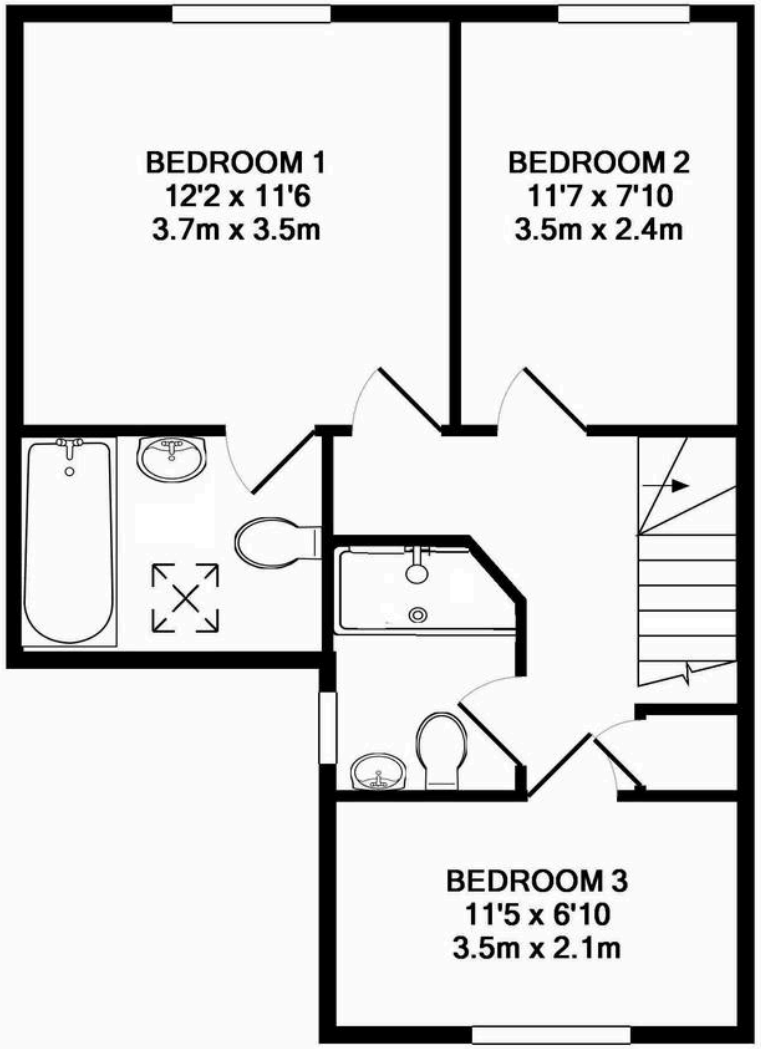
**Ground Floor**
The ground floor comprises a fitted kitchen with a range of storage units, ample worktop space and integrated appliances including a cooker, fridge/freezer, washing machine and dishwasher. To the rear of the property is a spacious living room with French doors opening onto the garden, which flows through an archway into the dining room, creating a practical and sociable living space. Stairs rise from the dining room to the first floor.

**First Floor**
Upstairs, the property offers three well proportioned bedrooms. The principal bedroom benefits from an en-suite bathroom, while the remaining bedrooms are served by a separate shower room featuring a walk-in shower.

**Outside**
The enclosed rear garden enjoys a good degree of privacy and features a patio area directly to the rear of the property, with the remainder mainly laid to lawn, providing an ideal space for outdoor dining and family use. The property is further complemented by a single garage and a driveway providing off road parking.




GROUND FLOOR




1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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# McCarthy Holden Fleet

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