

Browning Road, Church Crookham

Fleet

McCarthy Holden

In Excess of £350,000







51 Browning Road

Church Crookham, Fleet

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Two Double Bedrooms
- Two Bathrooms
- Open Plan Living Accommodation
- Driveway Parking For Two Cars
- Southerly Facing Rear Garden
- Complete Onward Chain

McCarthy Holden









The Property

McCarthy Holden are delighted to present to the market this impressive end-of-terrace home, ideally situated within the ever-popular Zebon Copse development in Church Crookham, ideal for first time buyers. This home benefits from gas central heating via radiators, a newly installed boiler and double-glazed windows throughout.

Ground Floor

The accommodation begins with an entrance hall, with stairs rising to the first floor and access to the impressive 19ft open-plan lounge/kitchen. The kitchen is fitted with a range of appliances, including a fridge/freezer, dishwasher, electric oven, gas hob and extractor hood, together with plumbing for a washing machine. The spacious living area provides excellent flexibility for both relaxing and entertaining, with ample room for a dining table and chairs. French doors open directly onto the rear garden, allowing plenty of natural light to flow through the room. A ground floor cloakroom completes the accommodation on this level.

First Floor

On the first floor, the landing provides access to the second bedroom and a modern family bathroom, fitted with a white suite.

Second Floor

An impressive principal bedroom, which benefits from its own en-suite shower room.

Further benefits include gas central heating via radiators, a newly installed boiler and double-glazed windows throughout.

Outside

Externally, the property enjoys a particularly attractive southerly-facing rear garden, featuring a paved patio and artificial lawn, providing an ideal space for outdoor dining and entertaining. Gated access leads to two allocated parking spaces,

Location

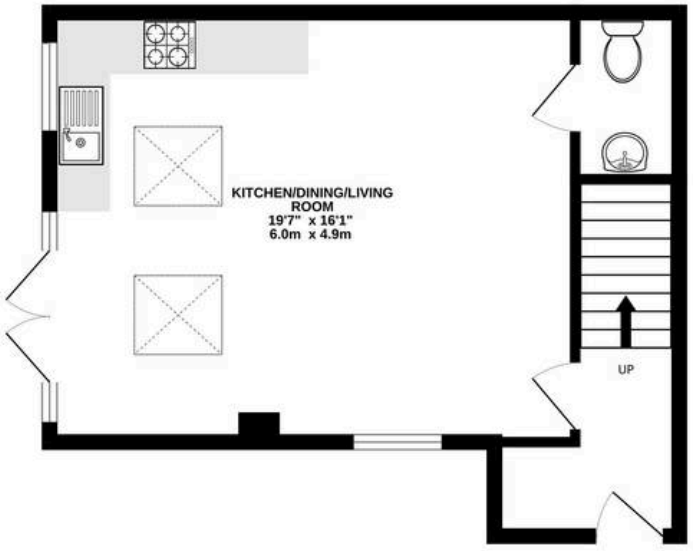
Zebon Copse is a popular residential development offering a convenient range of local amenities, including a convenience store, community centre and an excellent selection of walking, running and cycling routes, with the Basingstoke Canal close by.

Fleet town centre is within easy reach, providing a wider range of shopping, leisure and recreational facilities, together with well-regarded infant, junior and senior schools and local healthcare services. Fleet mainline railway station offers regular services to London Waterloo, while Junction 4a of the M3 motorway is just a short drive away. The neighbouring historic villages of Hartley Wintney and Odiham are also easily accessible.

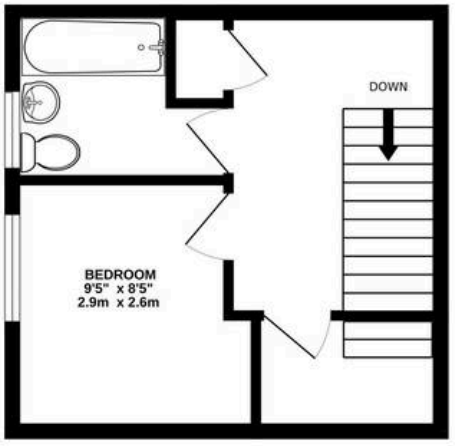


EPC C

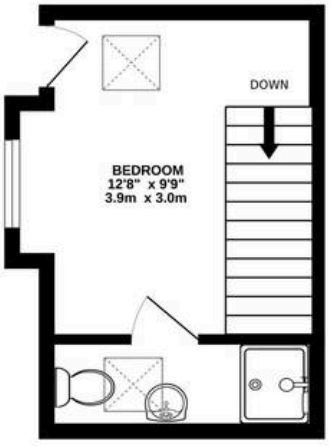
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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

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

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