



NEPAL GARDENS, GU52

**KIER CHARLES**

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## NEPAL GARDENS, GU52

THIS WONDERFUL EX SHOWHOME POSITIONED IN THE HIGHLY DESIRABLE CROOKHAM PARK AND HAVING BEEN METICULOUSLY MAINTAINED BY THE CURRENT OWNERS SINCE NEW.

The ground floor offers upgraded hardwood flooring through to the lounge. A Spacious kitchen/ breakfast room with white high gloss units and contrasting worktops. Living room with patio doors to the well-maintained garden, downstairs cupboard and cloakroom.

The first-floor benefits from a master bedroom with ensuite and fitted wardrobes, there are two further bedrooms and family bathroom.

There is block paved driveway and a single garage which could offer an opportunity to extend (STP), with access to the rear garden. A large patio which stretches the width of the property and is perfect for your summer BBQ's with a large lawn.

Church Crookham is based on the fringes of Fleet and offers easy reach to Farnham and surrounding villages. Highly commended schools are nearby. This desirable location offers easy reach to London via the M3 or direct train from Fleet (42 mins).

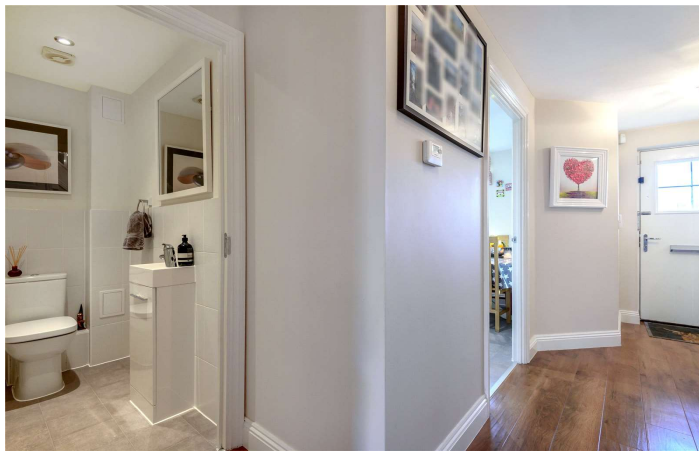
To avoid disappointment a personal viewing with Michael is highly recommended.

- **EX SHOW HOME**
- **CROOKHAM PARK**
- **GREAT SCHOOL CATCHMENT**
- **PRIVATE REAR GARDEN**
- **GREAT WALKS NEAR BY**
- **GARAGE AND DRIVEWAY**

### PROPERTY INFORMATION

Postcode | **GU52 8LL**  
Tenure | **Freehold**  
Price | **£459,950**  
Viewing | **By appointment with Kier Charles**

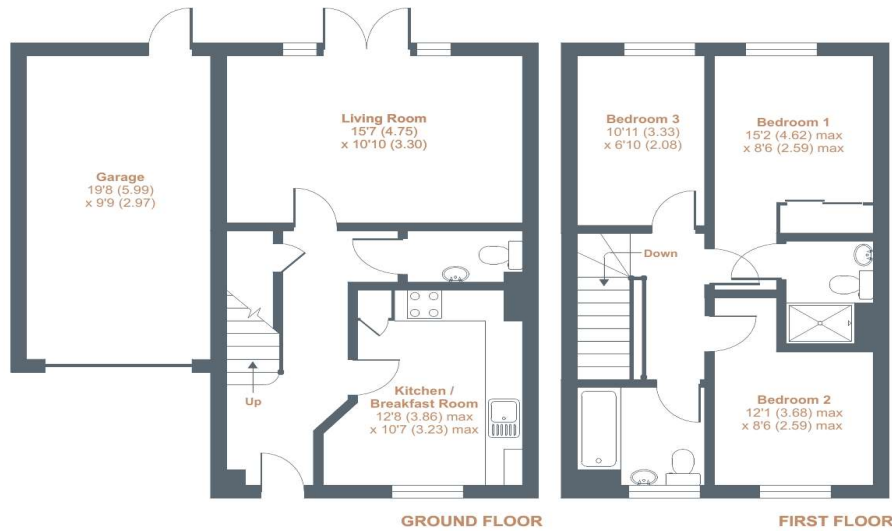




## Nepal Gardens, GU52

Approximate External Area = 1260 sq ft / 117 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rlxhcom 2022. Produced for Kier Charles Property Services Limited. REF: 799918

KIER CHARLES  
PROPERTY SERVICES

### CONTACT INFORMATION:

Surrey: 01276 949789

Berkshire: 01344 513789

Hampshire: 01252 213789

[info@kiercharles.co.uk](mailto:info@kiercharles.co.uk)

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