



Gally Hill Road | Fleet | Church Crookham | GU52 6LH

Asking Price £750,000

Waterfords W
Residential Sales & Lettings

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Church Crookham | GU52 6LH
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Situated in the sort after Courtmoor school catchment is this extended Four bedroom home with flexible and spacious living accommodation.

- Detached Family Home
- Newly Refurbished
- Dual Length Garage
- Large Driveway Parking
- Excellent Condition Throughout
- Outbuilding
- Large Rear Garden
- Council Tax Band: F

The property provides outstanding and flexible living accommodation thoughtfully extended in more recent years.

From the Entrance hall you can access all the downstairs reception rooms as well as a staircase to the first floor and a refitted Downstairs Cloakroom. Immediately to your right as you step into this lovely home is an extremely spacious Study with built in cupboards and a light front aspect.





The Living Room and Dining Room occupy the side aspect to your left, the living room with Front aspect and feature fireplace and double doors through to a rear aspect Dining room with patio doors to outside and a secluded seating area.

The Kitchen breakfast room/Family Room is a real feature extending to 24ft and having been updated with modern units and appliances with a return breakfast bar with central Gas hob and ceiling extractor, opening out in to the Breakfast area/Family room.

Access to the rear garden can also be obtained from the Breakfast Room.

To the First Floor approached by a landing area full of light from a side aspect landing window and door to the Family Bathroom and all First Floor rooms. The Master suite has a plethora of built in wardrobes with access to a recently refitted En Suite Shower Room. The remaining rooms are all of a good size with every room enjoying built in wardrobes.

The front of the property has ample parking for 3/4 vehicles and provides access through to a Tandem length Garage.

The Rear Garden needs to be viewed to be really appreciated providing extensive seclusion and a sunny aspect. From the mainly lawned area there is an adjoining brick paved pathway to one side and steps up to a paved patio area immediately



adjacent to the Breakfast/Family Room. To outside the outside also enjoys a decked seating area ideal for taking in those long summer nights.

A timber constructed garden room/office can easily be adapted to suit any requirements and there is a personal door from the garden accessing the Garage.

Situated in popular residential location of Church Crookham within the catchment for outstanding local schooling, pubs and a variety of recreational facilities.

Are you looking to buy a property in Fleet? Then Waterfords Estate Agents are here to help you. As your trusted local estate agent in Surrey and Hampshire since 1995, you can ask us any questions about Fleet and the surrounding area. Feel free to pop into our branch in the Hart Centre to talk to us or call us on 01252 623333. We look forward in assisting you with buying a home in Fleet!

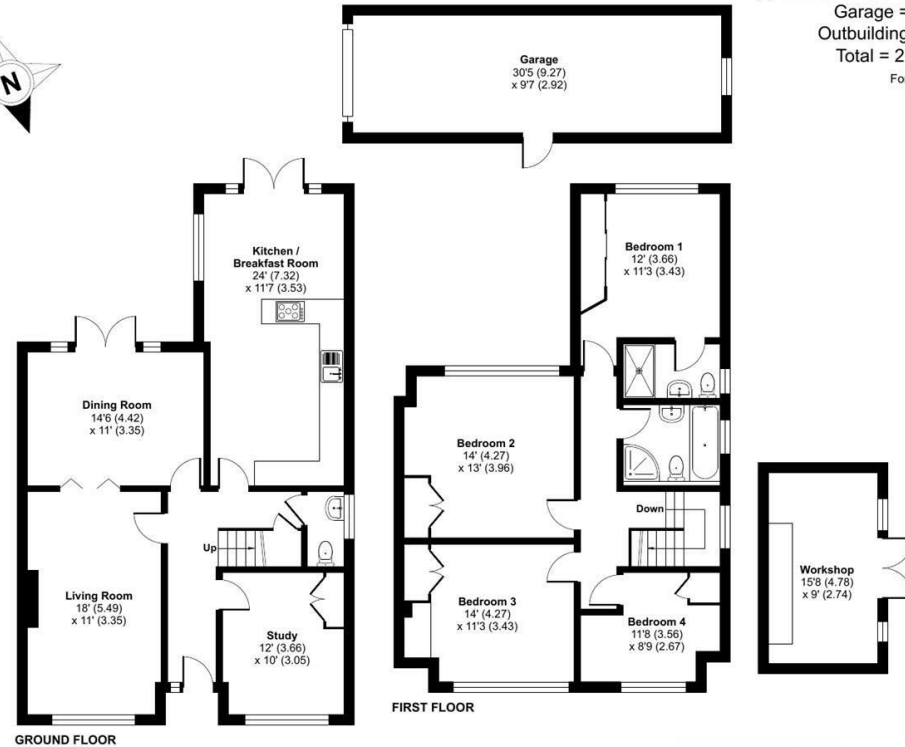
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Approximate Area = 1723 sq ft / 160 sq m
 Garage = 293 sq ft / 27.2 sq m
 Outbuilding = 141 sq ft / 13 sq m
 Total = 2157 sq ft / 200.2 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Waterfords. REF: 1109710



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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