



Silver Birch Close | Church Crookham | Fleet | GU52 6LL

Asking Price £535,000

Freehold

**Waterford's** *W*  
Residential Sales & Lettings



Silver Birch Close | Church  
Crookham  
Fleet | GU52 6LL  
Asking Price £535,000

Beautifully modernised three-bedroom bungalow tucked away in a quiet cul-de-sac, featuring stylish open-plan living, two bathrooms, and a spacious principal suite with dressing and seating areas. Enjoy a sun-soaked south-facing garden with patio and lawn.

- Quiet and desirable cul-de-sac location
- Recently modernised throughout to a high standard
- Spacious open-plan kitchen, dining, and living area
- Two generously sized double bedrooms on the ground floor
- Contemporary ground floor shower room
- Impressive first-floor principal bedroom with Velux windows
- Dedicated dressing area, seating/TV space, and en suite to principal suite
- South-facing rear garden with large patio and lawn area
- Ideal for families, downsizers, or those seeking single-level living with added space
- Immaculately presented throughout

Nestled in a peaceful and highly sought-after cul-de-sac in Church Crookham, this beautifully modernised three-bedroom bungalow offers an exceptional blend of contemporary elegance and welcoming comfort. The home has been thoughtfully updated throughout, presenting in immaculate condition and offering a versatile layout ideal for modern living.





To the rear of the property, the heart of the home is an expansive open-plan kitchen, dining, and breakfast room. This stunning space is flooded with natural light thanks to dual-aspect French doors and a large window, creating a bright and airy ambiance. With generous proportions, it's perfect for family meals, entertaining guests, or simply relaxing in style. A separate reception room to the side provides a cozy retreat, ideal for quieter moments or evening relaxation. The ground floor also features two well-sized double bedrooms, each offering plenty of natural light and storage potential. A sleek and modern shower room serves this level, providing convenience for family and visitors alike.

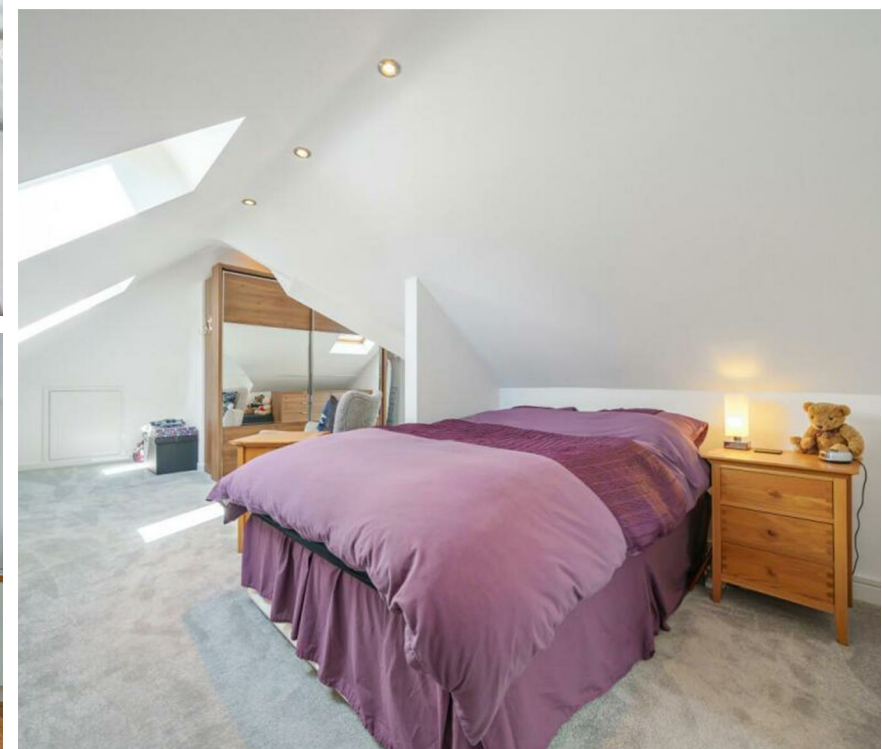
Upstairs, the entire first floor is dedicated to an exceptional principal suite. This impressive bedroom is a serene sanctuary, enhanced by characterful sloped ceilings and Velux windows that bathe the space in natural light. With ample room for a dressing area, a lounge or reading nook, and a beautifully appointed en suite bathroom, this private retreat is the ultimate in comfort and luxury.

Outside, the south-facing rear garden is designed with both relaxation and entertainment in mind. A large paved patio area offers the perfect spot for alfresco dining or summer gatherings, while the well-maintained lawn provides space for children to play or keen gardeners to enjoy. The garden is private, enclosed, and enjoys day-long sunshine.

This turnkey home combines modern sophistication with homely charm and is ideally located for families and downsizers alike. Early viewing is highly recommended.

Positioned within a quiet, family-friendly neighbourhood, the home benefits from close proximity to highly regarded schools including Tweseldown Infant School, Church Crookham Junior School, and Court Moor Secondary School—making it an ideal choice for growing families. Fleet is ideally situated for access to the M3 and other major road links, along with its mainline station providing fantastic rail links to Waterloo, Basingstoke and Southampton. The local Buzz bus service also offers links to the surrounding towns of Farnborough, Aldershot and Farnham. Easy







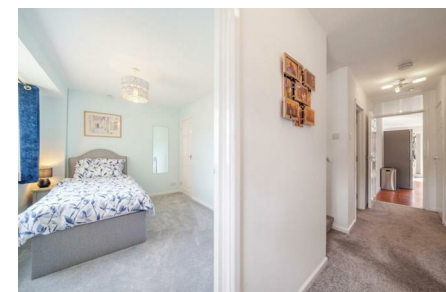
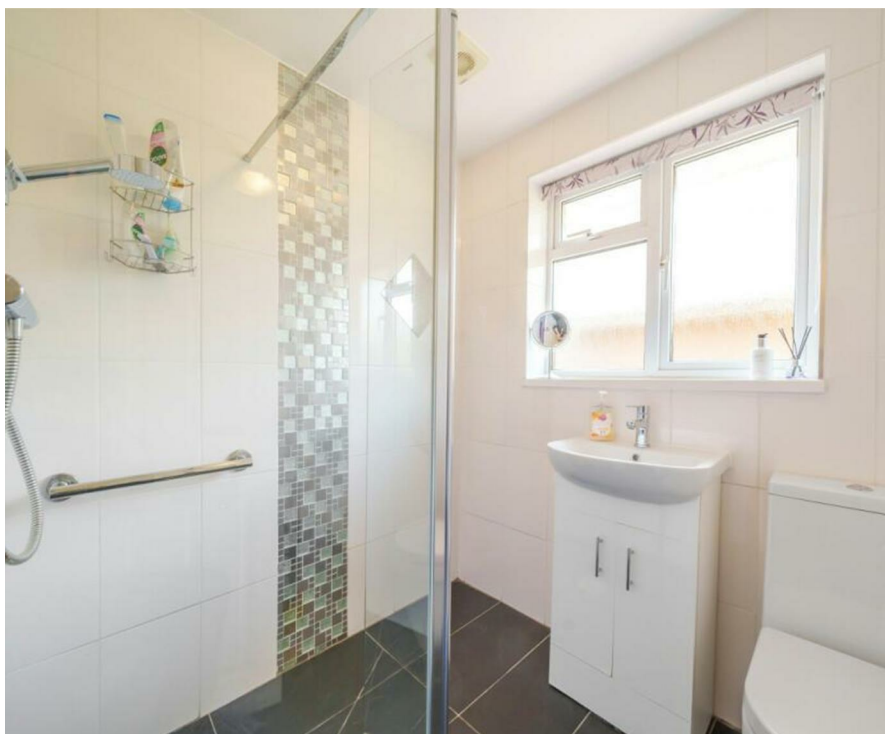
access to surrounding countryside including Fleet pond nature reserve, a notable beauty spot. In addition to the town's desirable location, contributes to why Fleet has recently been voted the best place to live in the UK by the Halifax quality of life study, and making Fleet a popular choice for families and commuters alike.

Waterfords are delighted to represent this lovely family home, and viewings are highly recommended to truly appreciate the potential of this home and surrounding areas.

Disclaimer: This Information has been obtained and provided by the Property Owner

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 . We look forward in assisting you with buying a home in Fleet!

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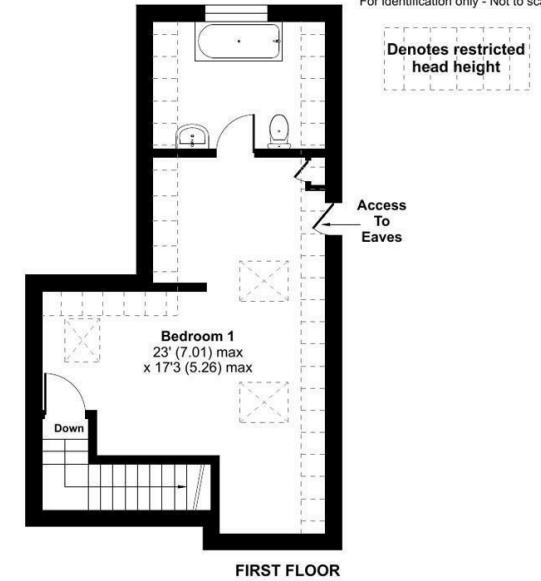
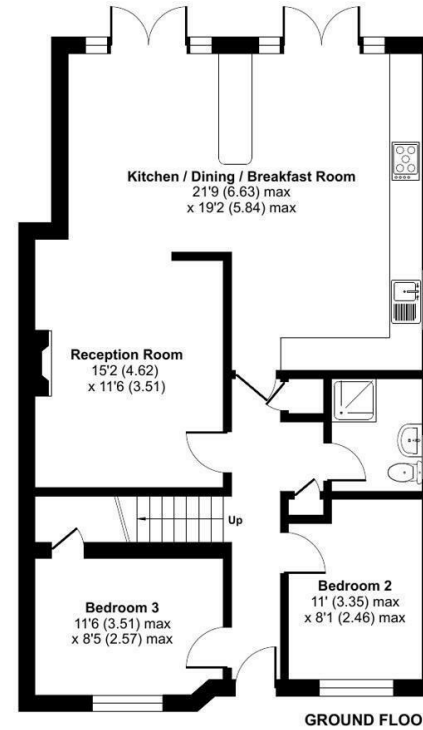
## Silver Birch Close, Church Crookham, Fleet, GU52

Approximate Area = 1213 sq ft / 112.7 sq m

Limited Use Area(s) = 85 sq ft / 7.9 sq m

Total = 1298 sq ft / 120.6 sq m

For identification only - Not to scale



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

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