



7 Boyce Road, Church Crookham

Fleet

McCarthy
Holden

Offers Over £475,000



7 Boyce Road

Church Crookham, Fleet

A stunning 4-bedroom townhouse situated within the highly sought-after Crookham Park Development. This family home boasts a spacious interior offering versatile accommodation ideal for modern living. Council Tax band: E

Tenure: Freehold

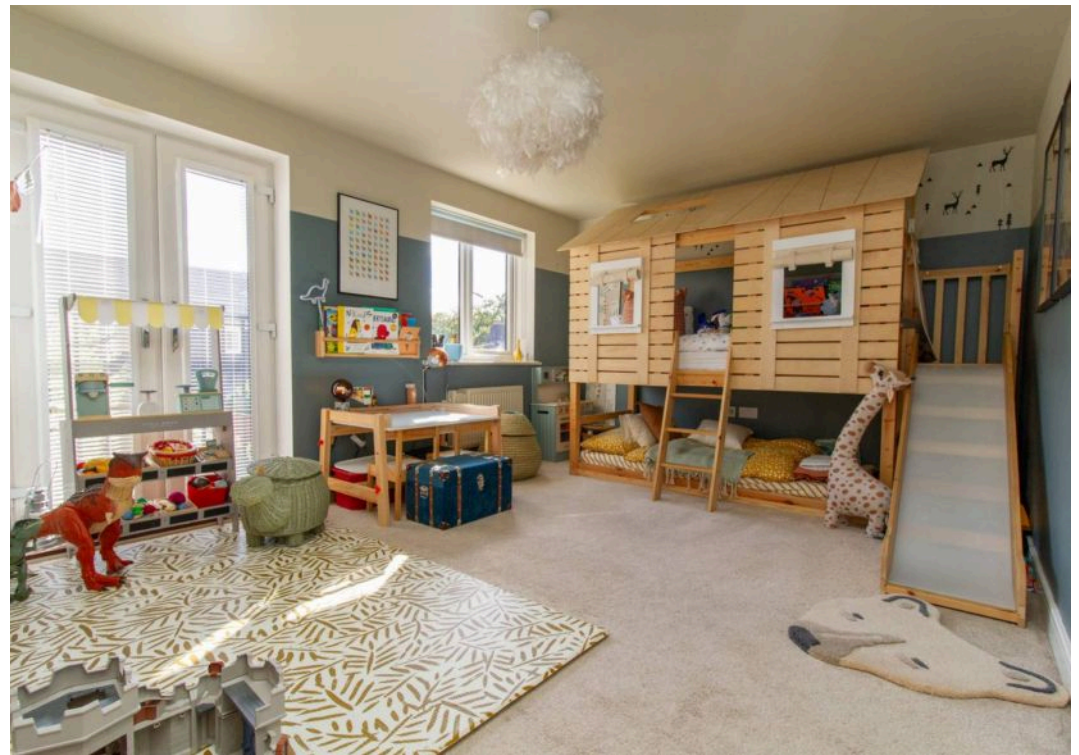
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Crookham Park Development
- Versatile Accommodation
- Two Allocated Parking Spaces
- Close To Local Schools
- Ensuite To Bedroom One
- End of Terrace



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Property

A stunning 4-bedroom end of terrace townhouse situated within the highly sought-after Crookham Park Development. This family home boasts a spacious interior offering versatile accommodation ideal for modern living.

On the ground floor, you'll find an inviting entrance hall leading to a cloakroom and a modern kitchen, thoughtfully designed with a range of base and eye-level units beneath a wooden worktop. Integrated appliances, includes a fridge/freezer, dishwasher, washing machine, oven, and hob. To the rear is a spacious family room with French doors that lead to the rear garden.

First Floor

The first floor, is the light and airy living room/ Bedroom 3 with French doors and a Juliet balcony. This level also accommodates a fourth bedroom and a well-appointed family bathroom.

Top Floor

The top floor has two further bedrooms, including the principal bedroom, which boasts an en-suite shower room and fitted wardrobes for added convenience.

External

The rear garden is thoughtfully landscaped with a paved patio area, ideal for outdoor seating and entertaining, and an artificial lawn area for easy maintenance. To the bottom of the garden there is a gravel area and a large shed for convenient storage. There are two parking spaces to the front of the property.

Location

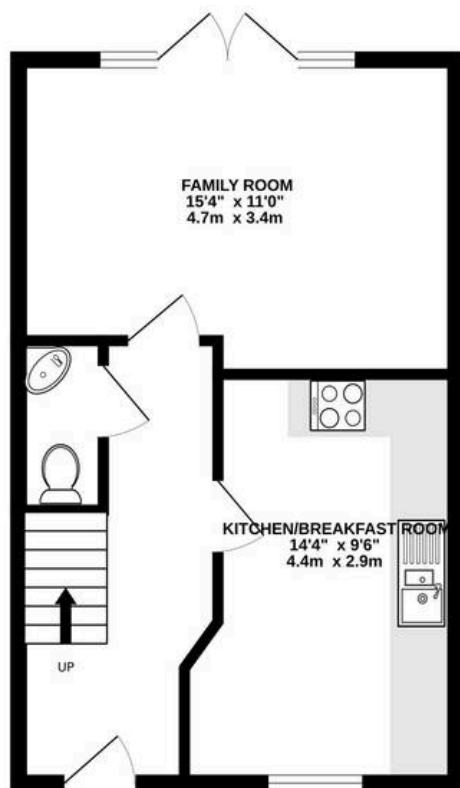
Crookham Park benefits from an abundance of outside space including the SANGS land which leads to Ewshot. Furthermore there is a local school, community centre and Sainsburys local, all within easy reach.

Fleet has excellent commuter links by both rail and road. There are regular trains to London Waterloo taking around 43 minutes and the town is located off Junction 4a of the M3 motorway which links to the M25.

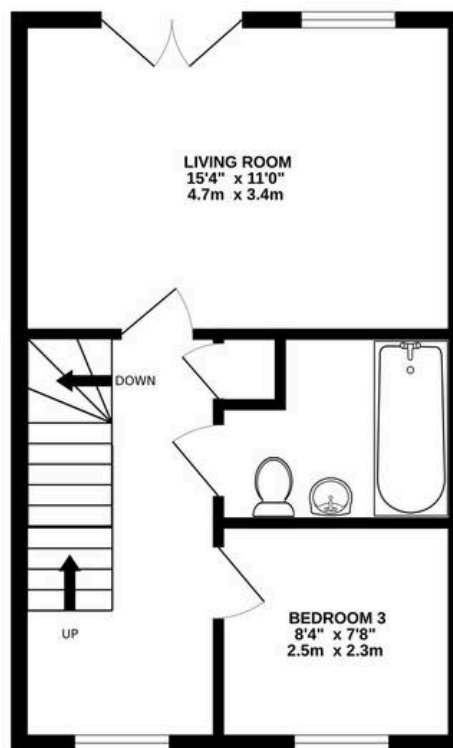
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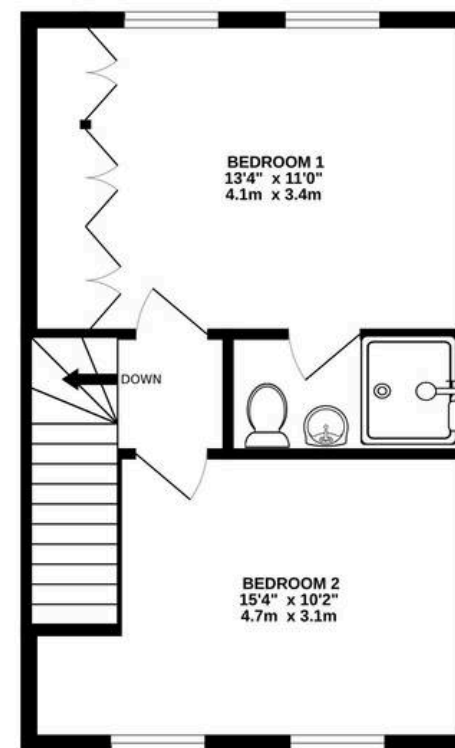
GROUND FLOOR



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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