



Crookham Road, Church Crookham
Fleet

McCarthy
Holden

Guide Price £760,000



Crookham Road

Church Crookham, Fleet

Well-presented family home in convenient location near the Basingstoke Canal. Openplan kitchen/dining/family area, living room, utility room study on ground floor. Four double bedrooms with en-suites.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Convenient for Fleet Town Centre
- Four Double Bedrooms
- Two En-Suites Plus Family Bathroom
- Driveway Parking
- Living Room, Family Room & Study Area
- 60ft Rear Garden



This well-presented family home offers versatile accommodation in a highly convenient location, just a short distance from the Basingstoke Canal and Fleet town centre.

The heart of this home is a stunning open-plan kitchen/dining/family area, designed as a superb space for both everyday living and entertaining. The rear-facing 18ft living room is bright and airy, with a large window and a door providing easy access to the garden. The utility/boot room, a cloakroom, and a dedicated study, perfect for home working completes the ground floor.

To the first floor are four generous double bedrooms. Two of these benefit from their own en-suite facilities, while a well-appointed family bathroom serves the remaining rooms.

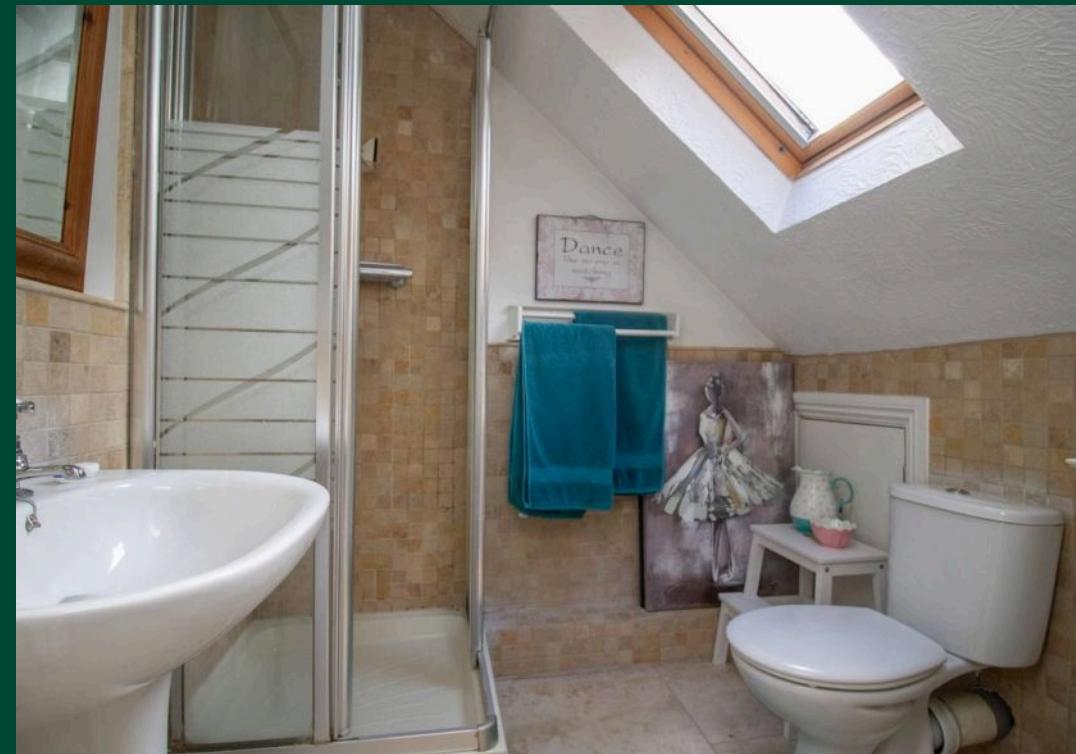
Outside, the south-easterly rear garden measures approximately 60ft in length and is predominantly laid to lawn, providing a lovely outdoor space. Immediately behind the house, a patio area offers the ideal spot for outdoor dining, with direct access from both the utility room and the living room.

This home is ideally set up for family life, combining spacious interiors with excellent outdoor space in a desirable Fleet location.

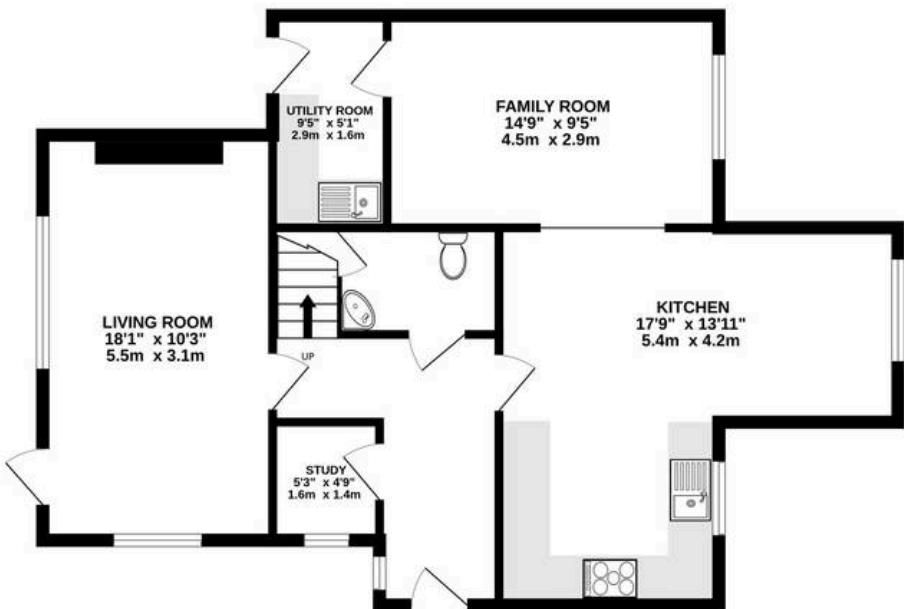
Fleet has excellent commuter links with trains to London Waterloo from 43 minutes via the mainline rail station and Junction 4a of the M3 motorway. Fleet town centre offers comprehensive shopping and leisure facilities, highly rated Ofsted schools for all age groups, churches of various denominations and various health care services. Nearby Crookham offers a choice of country pubs and a wealth of country walks through various footpaths or further along the Basingstoke canal.



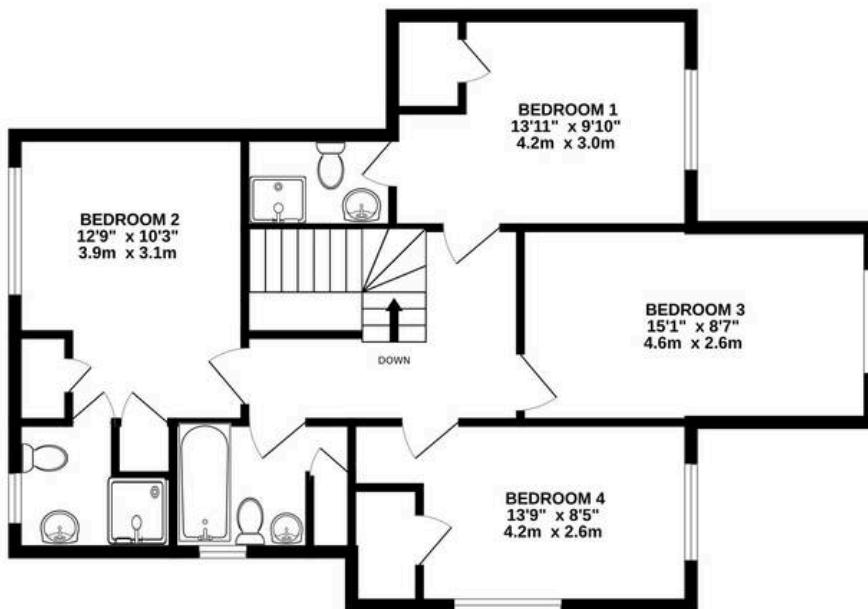




GROUND FLOOR
757 sq.ft. (70.3 sq.m.) approx.



1ST FLOOR
735 sq.ft. (68.3 sq.m.) approx.



TOTAL FLOOR AREA : 1492 sq.ft. (138.6 sq.m.) approx.

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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