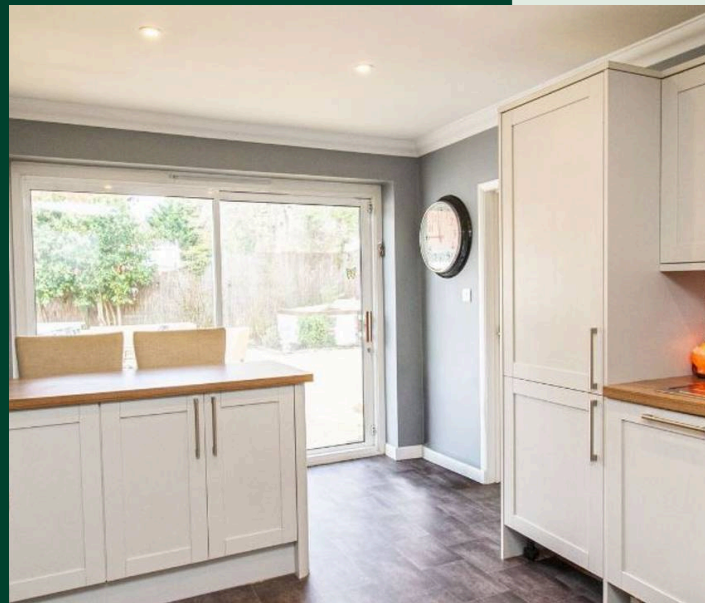
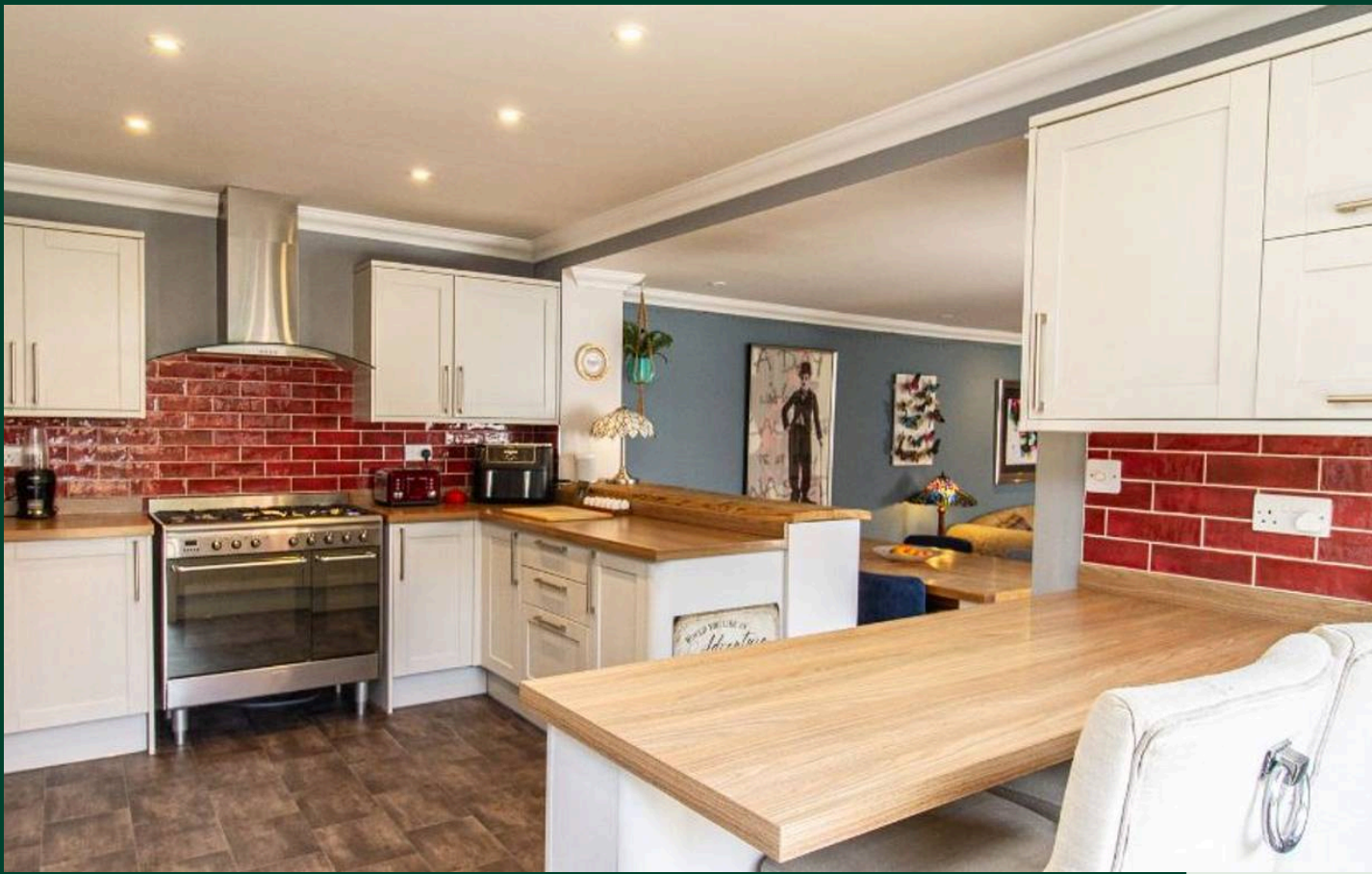




Crookham Road, Fleet

McCarthy
Holden

Guide Price £750,000



Crookham Road

Fleet

Beautifully presented three bed, two bathroom semi with period charm and modern style. Open plan living, large garden, double garage, parking for five and development potential.

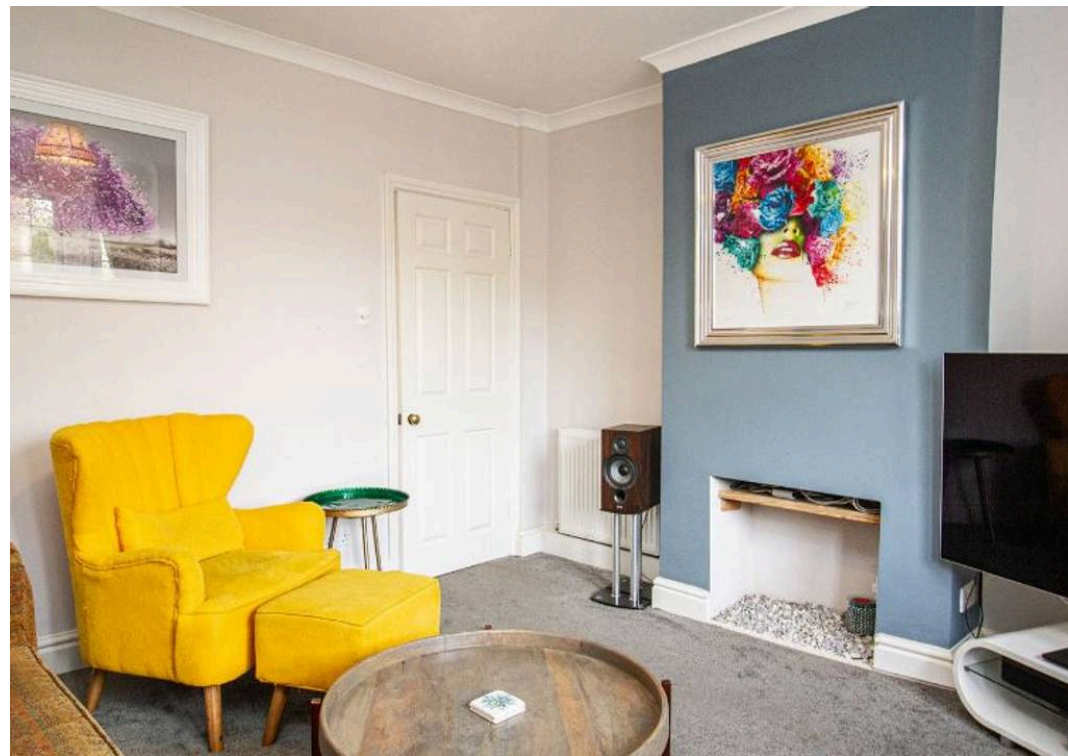
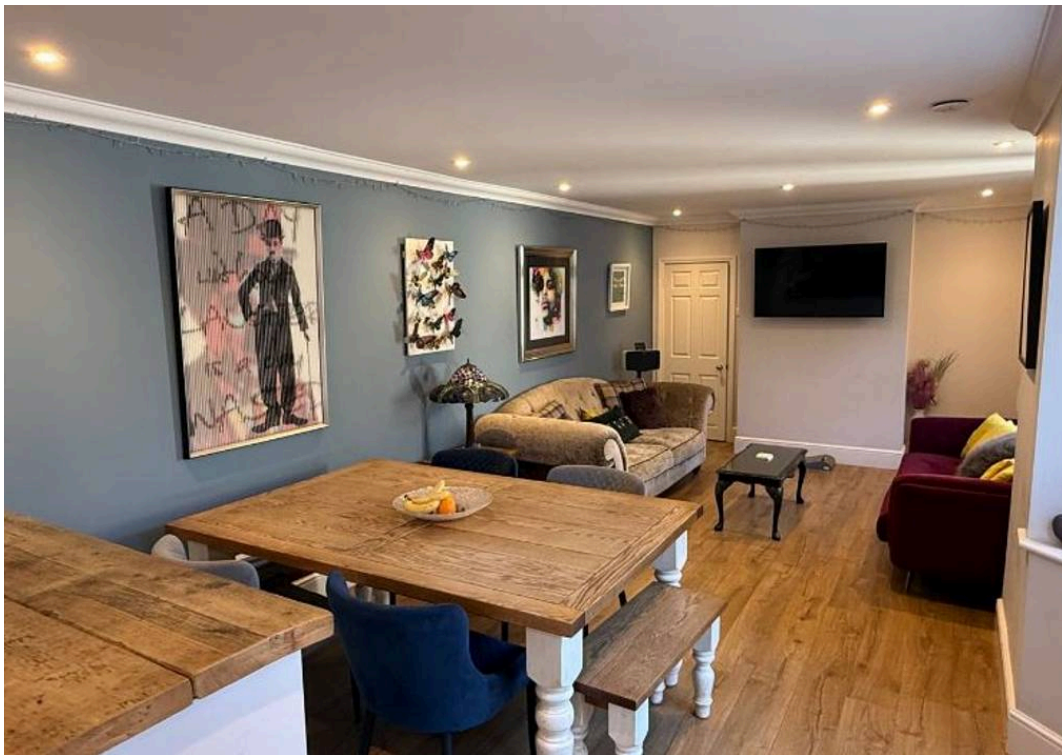
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Character 1880 period home forming part of early Fleet & Crookham development
- Three bedrooms plus loft room
- Large open plan kitchen, dining and living space
- Separate front reception room / snug
- Ground floor WC and separate shower room
- Detached outbuilding with WC (office / studio / flexible use)
- Driveway parking for up to five vehicles
- Generous and wide plot with development potential (STPP)
- Direct access onto Basingstoke Canal towpath
- Close to local schools, transport links and Fleet station



Property Description

Dating back to around 1880 and forming part of the original Fleet and Crookham development, this is a home that offers something increasingly hard to find... character, space, and a lifestyle centred around entertaining, family life and the outdoors.

Set on a generous and unusually wide plot, the property has been thoughtfully modernised to suit modern living, while retaining the charm and individuality expected of a home of this period. The width of the plot also offers potential for further development, subject to the necessary planning permissions.

Positioned with excellent access to local schools, transport links and amenities, the property also benefits from driveway parking for up to five vehicles, along with a detached outbuilding offering highly versatile additional space.

Ground Floor

The heart of the home is a large open plan kitchen, dining and living space designed very much with modern lifestyles in mind. This is a house that comes into its own when hosting... whether that's family time, social occasions or larger gatherings.

The kitchen features contemporary units, integrated appliances, a central island and breakfast bar, all flowing naturally into a bright and spacious living area. Large sliding doors open directly onto the patio, creating a strong connection between inside and out.

In addition to the main living space, there is also a separate front reception room or snug, offering a quieter, more relaxed space away from the main hub of the house.

A ground floor WC and separate shower room provide practical day-to-day convenience, particularly well suited to garden use, muddy walks or pets.

First Floor

Upstairs offers well-proportioned bedrooms filled with natural light, along with a main family bathroom finished in a clean, modern style.

A converted loft space provides an additional bedroom or flexible area for use as a study, hobby room or occasional accommodation.







Crookham Road, Fleet, GU51

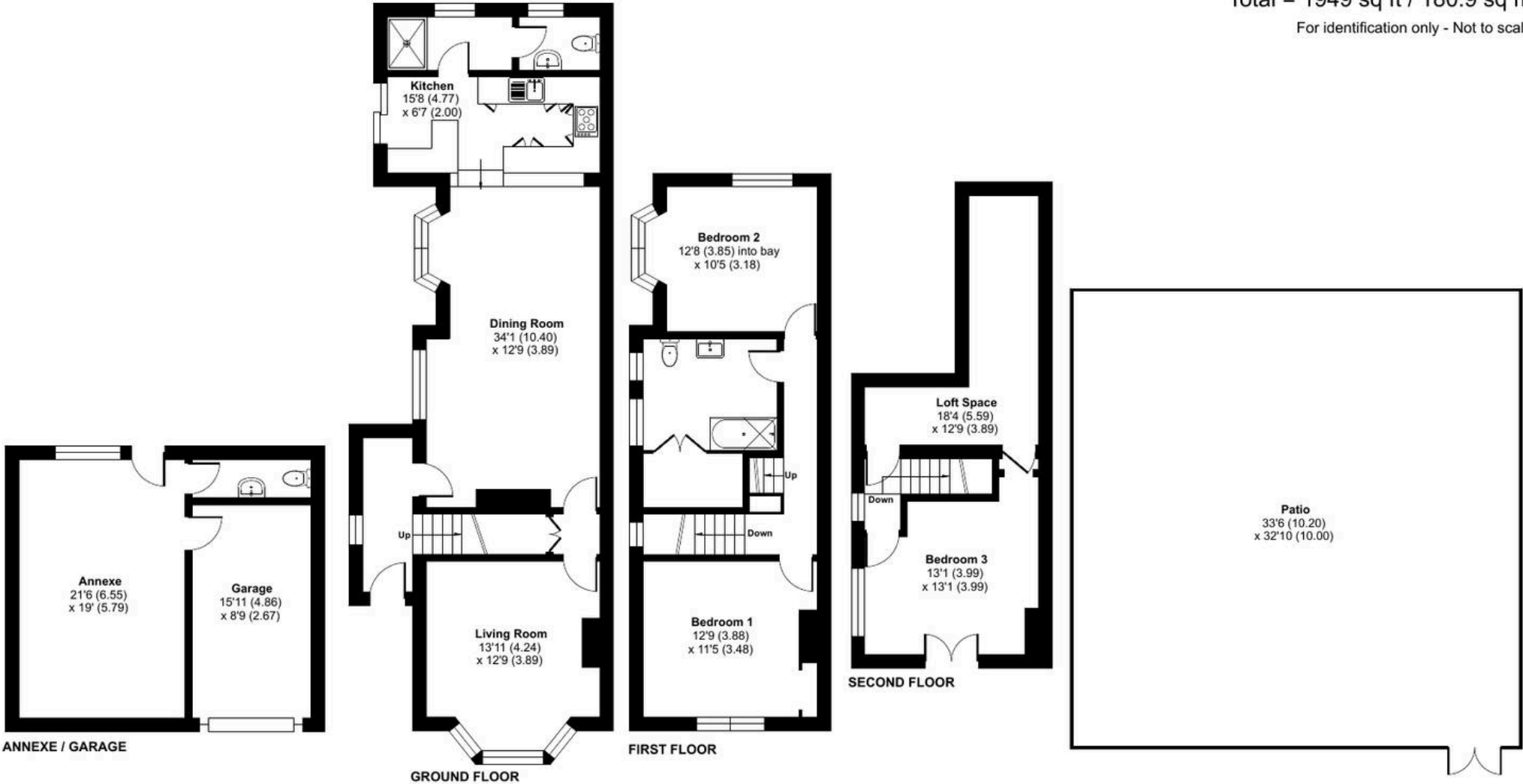
Approximate Area = 1553 sq ft / 144.2 sq m

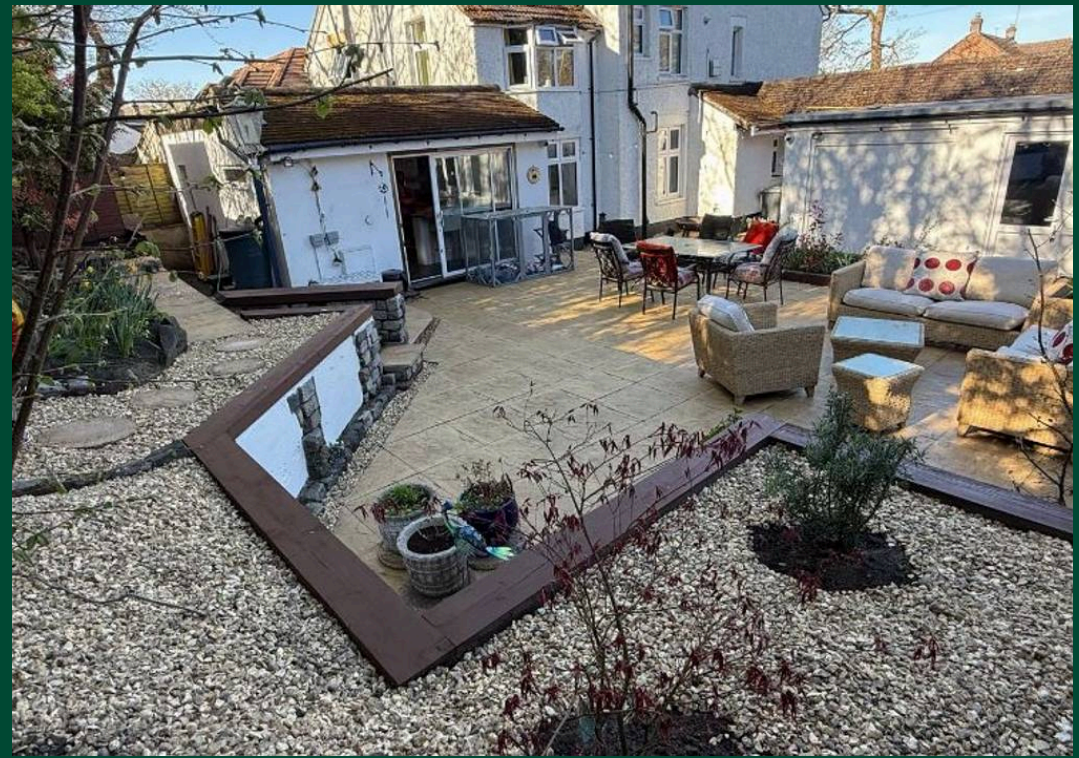
Garage = 137 sq ft / 12.7 sq m

Annexe = 259 sq ft / 24 sq m

Total = 1949 sq ft / 180.9 sq m

For identification only - Not to scale







McCarthy Holden Fleet

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Photos and floor plans are illustrative; items shown may not be included. Buyers/tenants must verify all details. Fixtures & Fittings: Excluded unless specifically stated.