



Madeley Road | Church Crookham | Fleet | GU52 6AR

Asking Price £475,000

Freehold





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Crookham  
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A well-presented detached bungalow occupying a generous plot in a highly sought-after Church Crookham location. The property offers two bedrooms, a rear-aspect lounge with conservatory, a private and easily maintained garden, driveway parking and a detached garage, making it an ideal opportunity for downsizers or those seeking single-storey living close to local amenities and excellent transport links.

- Well-presented detached bungalow
- Spacious yet easily maintained rear garden
- Rear-aspect lounge providing a comfortable and welcoming living space
- Two well-proportioned bedrooms offering flexible accommodation
- Close to local amenities, green spaces and well-regarded schools
- Driveway providing off-road parking and access to a single detached garage
- Short walk from Velmead woods and Basingstoke canal
- Conservatory with pleasant garden views and excellent natural light year-round
- Practical and accessible layout, ideal for downsizers or retirement living
- Excellent down size or retirement opportunity







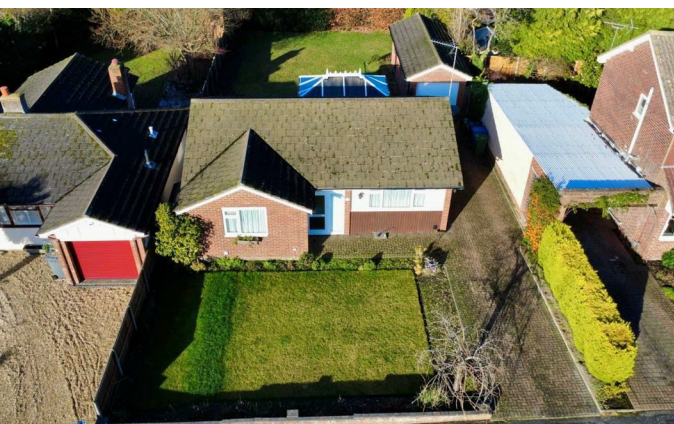
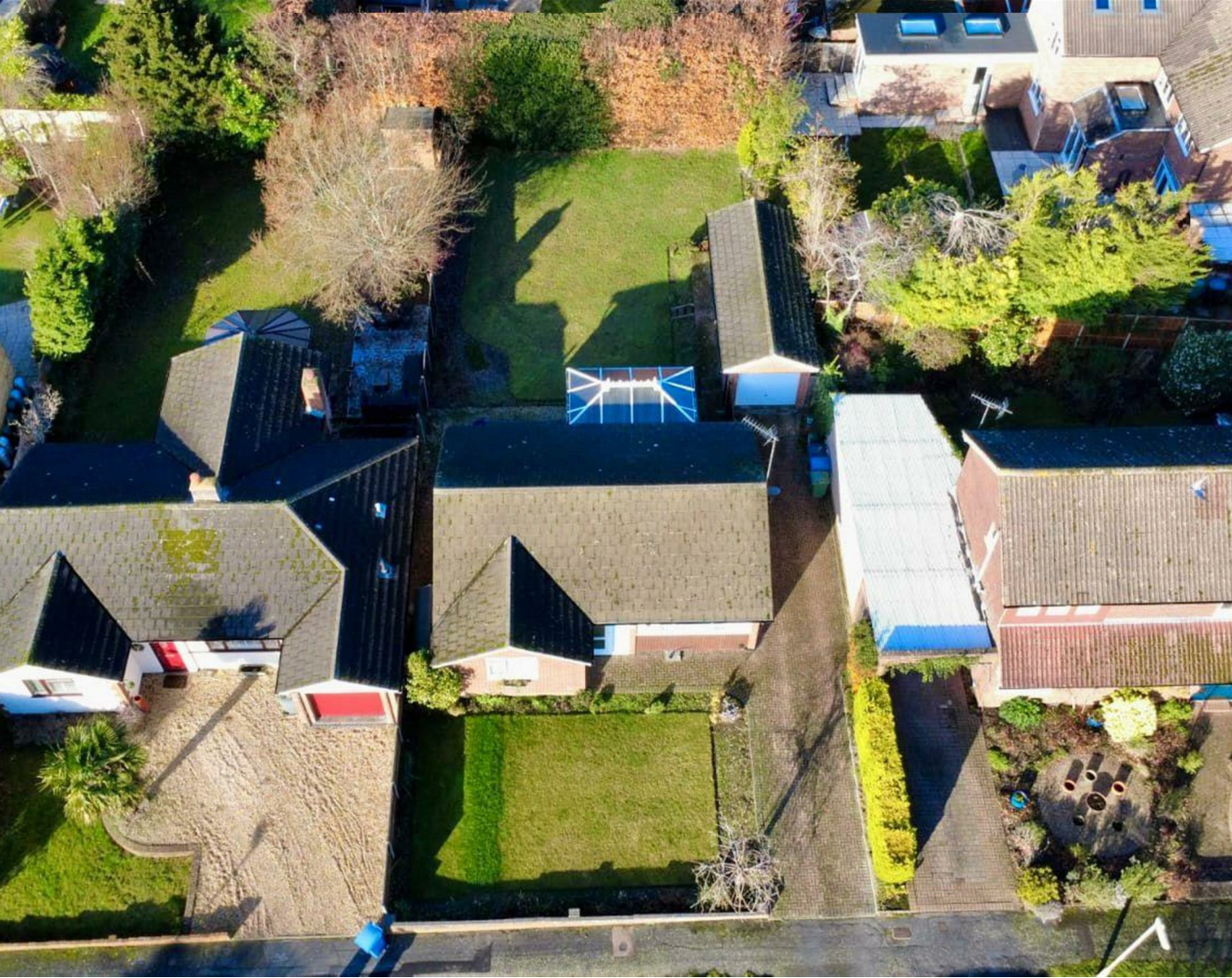
This well-presented detached bungalow occupies a central position within a generous plot in one of Church Crookham's most sought-after residential locations, offering an enviable balance of privacy, space and a strong sense of community. The property is approached via a driveway providing off-road parking and leading to a single detached garage, ideal for both vehicle storage and additional practicality.

To the rear, the bungalow enjoys a spacious yet easily maintained garden, offering a pleasing degree of seclusion and an ideal setting for relaxing, gardening or entertaining. The rear-aspect lounge is a warm and inviting living space and opens seamlessly into an adjoining conservatory, where garden views and an abundance of natural light can be enjoyed throughout the year.

The accommodation comprises two well-proportioned bedrooms, both versatile and adaptable to a range of needs, alongside a family bathroom. The layout is practical and accessible, making the property particularly appealing to those seeking a downsizing or retirement opportunity, while still providing flexibility for visiting family or overnight guests.

Church Crookham is widely regarded as one of Hampshire's most desirable residential areas, celebrated for its village charm, excellent local amenities and strong community spirit. Situated just south of Fleet, the area benefits from a semi-rural setting with easy access to green spaces including Velmead Common, Basingbourne Park and Tweseldown Racecourse, perfect for walking, cycling and outdoor pursuits. The location appeals to families, commuters and retirees alike, with







well-regarded schools, local shops, pubs and leisure facilities close at hand. Fleet mainline station offers direct services to London Waterloo in approximately 40–50 minutes, while the M3 provides convenient road links to London, Southampton and beyond.

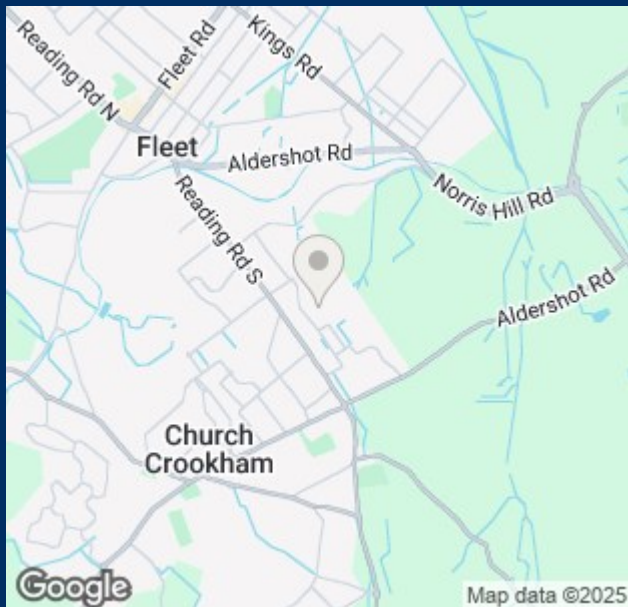
Waterfords are delighted to bring this attractive bungalow to the market, and early viewings are highly recommended to fully appreciate both the property and its desirable surroundings.

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

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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	

39 The Hart Centre  
Fleet  
Hampshire  
GU51 3LA  
01252 623333  
fleet@waterfords.co.uk