



39 Conifer Close, Church Crookham
Fleet

McCarthy
Holden

Guide Price £535,000



39 Conifer Close

Church Crookham, Fleet

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Three Bedroom Home
- Large Rear Garden
- Two Reception Rooms And Downstairs Cloakroom
- Garage And Driveway Parking
- Cul De Sac Location
- Close To Local Primary And Secondary Schools



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The Property

Situated in a popular cul-de-sac within Church Crookham, this well-proportioned three-bedroom home offers spacious accommodation over two floors. The property is ideally located for access to local primary and secondary schools, nearby shops and the open spaces of Basingbourne Woods.

Ground Floor

The property is approached via a welcoming entrance hall, providing access to the principal ground floor accommodation and stairs rising to the first floor. The kitchen is fitted with a range of wall and base level units with adjoining work surfaces and has a useful opening through to the dining room. The dining room is a generous space measuring approximately 13'8" x 12'4" and provides an excellent area for both family dining and entertaining. From the dining room, the accommodation flows through to the family room, creating a versatile open-plan area with views and access to the rear garden.

The living room is positioned to the front of the house and measures approximately 13'11" x 11'7", extending into the front bay window. This provides a comfortable principal reception room with plenty of natural light. A downstairs cloakroom completes the ground floor accommodation.

First Floor

The first floor features three well-proportioned bedrooms, together with the family bathroom. Bedroom one is a generous double room measuring approximately 13'4" x 10'2" and benefits from a front-facing aspect. The family bathroom is positioned conveniently off the landing and comprises a shower enclosure, WC and wash basin.

Outside

The property benefits from a detached garage measuring approximately 16'3" x 7'11", providing useful additional storage and parking.

Location

Fleet is well regarded for its strong commuter links and family friendly atmosphere. The mainline railway station offers regular services to London Waterloo in approximately 43 minutes. The town is conveniently situated near Junction 4a of the M3 motorway, providing excellent road connectivity. Fleet town centre offers a wide range of shopping and leisure facilities, highly rated schools, churches of various denominations, and healthcare services.





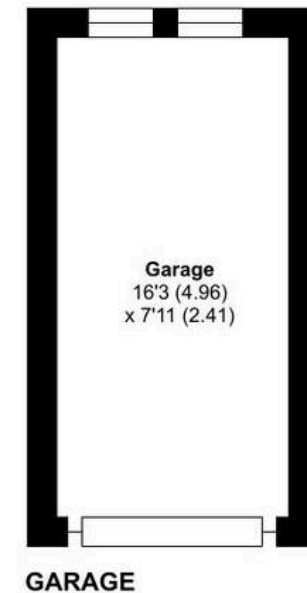
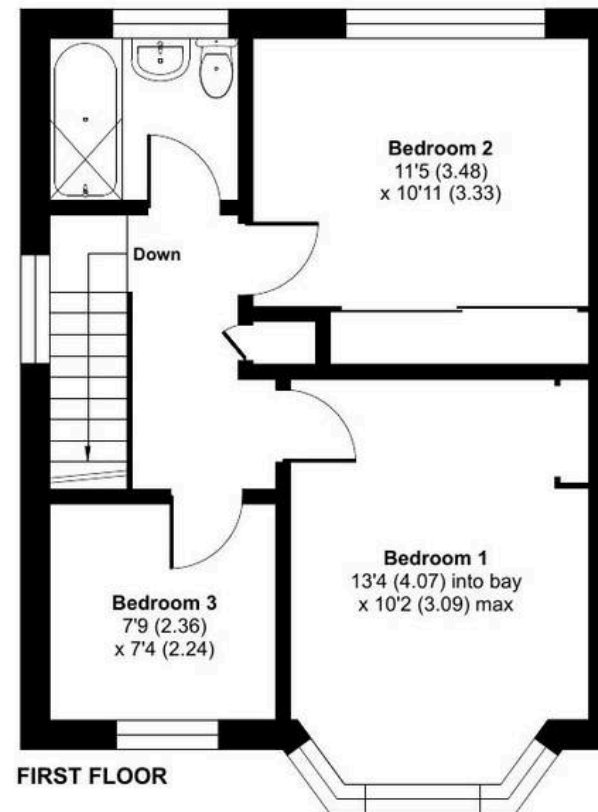
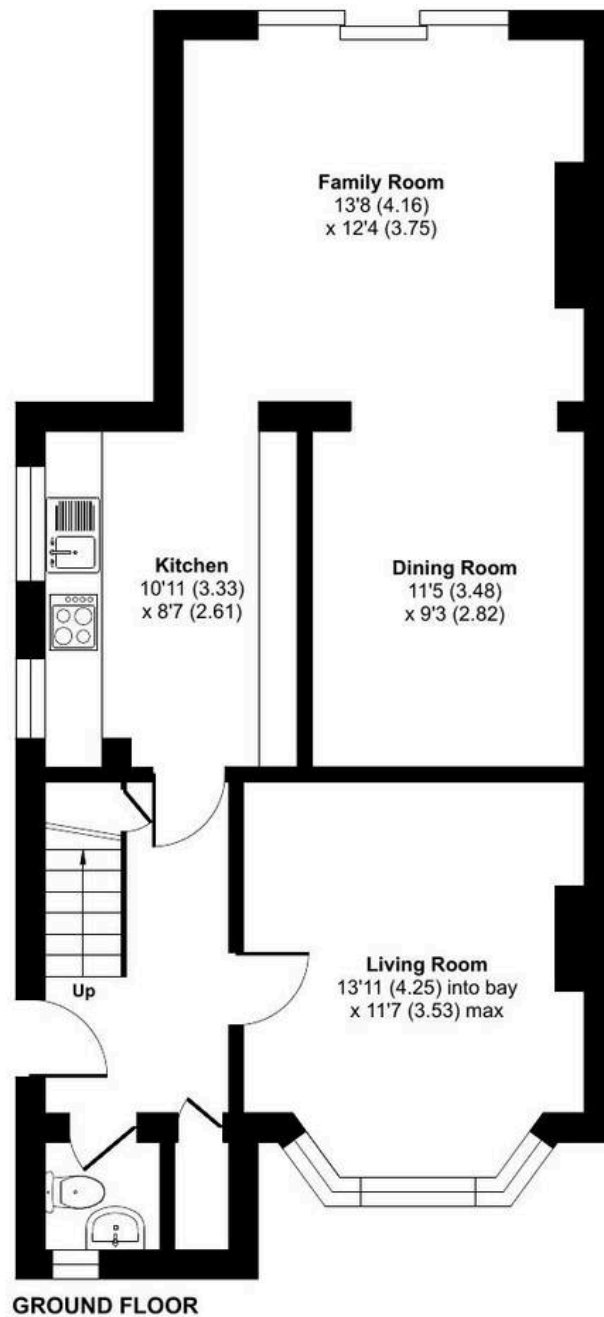
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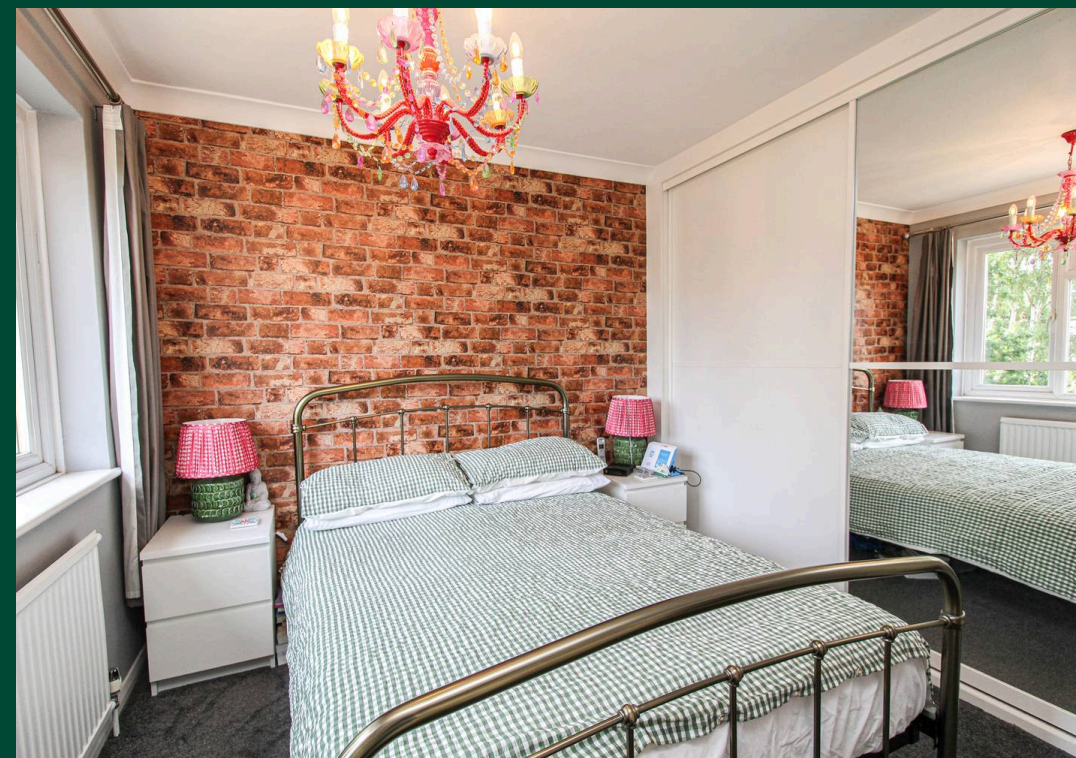
Approximate Area = 1091 sq ft / 101.3 sq m

Garage = 129 sq ft / 11.9 sq m

Total = 1220 sq ft / 113.2 sq m

For identification only - Not to scale







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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.