

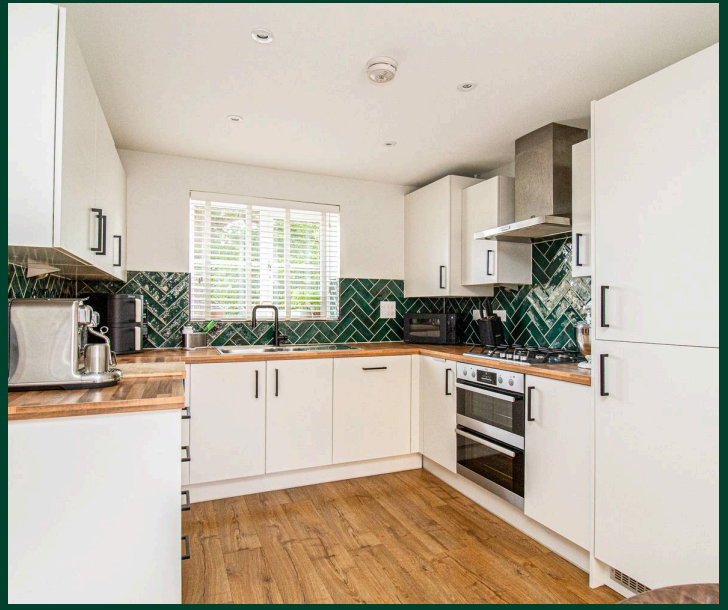
13 Byrne Avenue, Church Crookham

Fleet

McCarthy Holden

In Excess of £575,000







13 Byrne Avenue

Church Crookham, Fleet

A spacious and beautifully presented four-bedroom detached family home, ideally positioned on the popular Crookham Park development.
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Garage and Driveway Parking
- En Suite to Bedroom One
- Crookham Park Development
- Two Reception Rooms
- Close to Local Primary Schools
- Close to SANG Land

McCarthy Holden









The Property

A spacious and beautifully presented four-bedroom detached family home, ideally positioned on the popular Crookham Park development, overlooking an attractive area of green space.

The property enjoys a particularly convenient setting, with local amenities, excellent countryside walks, SANGS land and primary schools all close by.

Ground Floor

On entering, the welcoming hallway leads to a bright and spacious kitchen/dining room. The kitchen is well equipped with modern appliances and provides ample space for both everyday family life and entertaining. Double doors open directly onto the rear garden, creating a lovely connection between the indoor and outdoor living spaces.

The generous sitting room is flooded with natural light, with French doors opening onto the southerly facing rear garden. To the front of the property, a separate study provides an ideal home-working space, while a cloakroom completes the ground floor accommodation.

First Floor

Upstairs, there are four bedrooms, with the principal bedroom benefiting from an en-suite shower room. There is also a family bathroom. Bedroom four is currently arranged as a dressing room, but could easily be used as a bedroom, nursery or additional home office, depending on individual requirements.

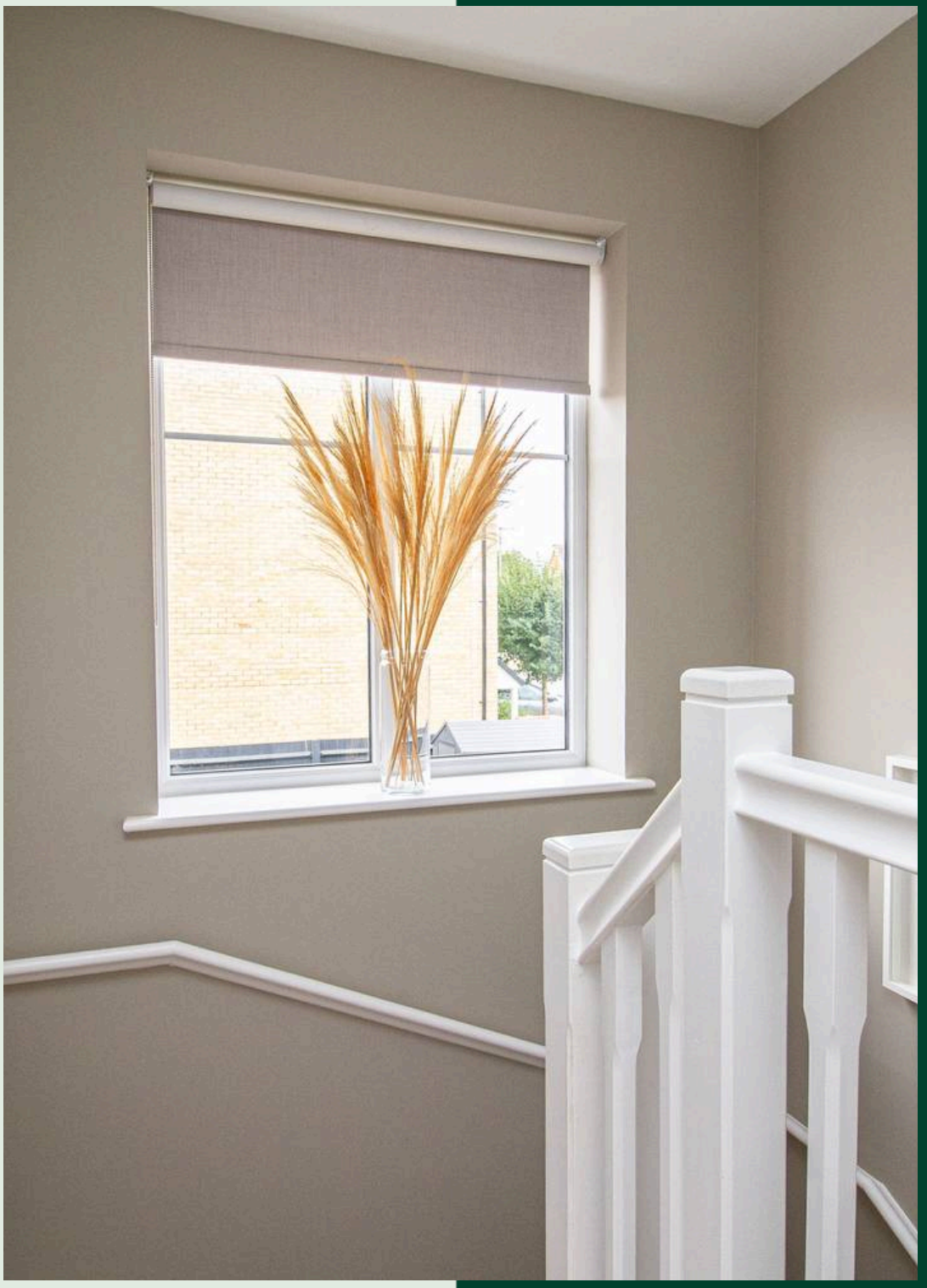
Outside

The enclosed rear garden has been thoughtfully designed for ease of maintenance and entertaining. A porcelain paved patio spans the width of the property, incorporating a seating area and pergola, with the remainder laid to AstroTurf, creating a practical and attractive outdoor space.

To the front, a private driveway provides parking for two cars and leads to the single garage.

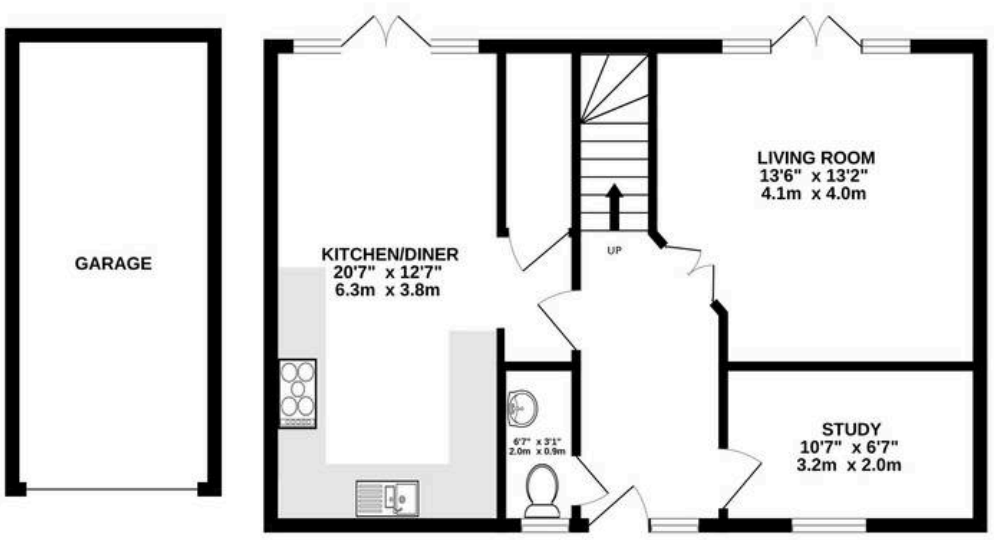
Location

Crookham Park is well regarded for its attractive surroundings, with generous areas of green space and direct access to SANGS land, providing a network of countryside walks towards Ewshot. The development also benefits from a range of everyday amenities, including a local primary school, community centre and Sainsbury's Local.

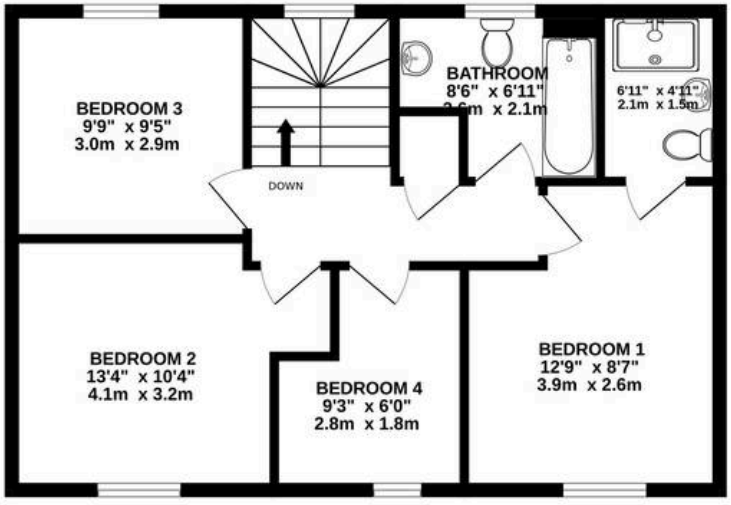




GROUND FLOOR



1ST FLOOR



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