



Conifer Close, Church Crookham

Fleet

McCarthy
Holden

Guide Price £515,000



Conifer Close

Church Crookham, Fleet

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

- Close to Local Schools
- Flexible Accommodation
- Garage & Driveway Parking
- Close To Shops
- Popular Non Estate Location
- Generous Garden





Property

Situated in the ever-popular and desirable residential area of Church Crookham, this charming three/four bedroom semi-detached home offers a perfect blend of comfortable living and family-friendly features. Set back from the road, the property benefits from a generously sized driveway providing ample off-road parking for multiple vehicles, ideal for growing families or those who enjoy entertaining.

Ground Floor

Upon entering the property, you are welcomed into a spacious entrance hall that sets the tone for the rest of the home. The kitchen, arranged in a classic galley style, is fitted with wooden cabinetry offering extensive storage solutions, making it both practical and stylish. The layout ensures functionality, perfect for both everyday use and entertaining.

The heart of the home is undoubtedly the expansive open-plan living and dining area. The living room is bathed in natural light thanks to large front-facing windows, creating a bright and airy atmosphere. A feature fireplace adds warmth and character, making it a cosy space for family evenings. Just off the living area is an additional versatile space, ideal for use as a study or playroom depending on your needs.

This leads seamlessly into the dining area, which comfortably accommodates a full family dining table. French doors open to a conservatory that leads directly out onto the rear garden, allowing for a wonderful indoor-outdoor flow during the warmer months. Downstairs there is also a bonus room perfect for a guest bedroom or study.

First Floor

Upstairs, the property continues to impress with three well-proportioned bedrooms. Two of the bedrooms are larger doubles, while the other is a single bedroom, making them ideal for children, guests, or home offices. Each bedroom benefits from large windows, ensuring they are flooded with natural light throughout the day. The family bathroom is conveniently located on this floor and features a bath with overhead shower.

Outside

To the rear of the property lies a substantial garden, predominantly laid to lawn and offering fantastic potential for landscaping or outdoor entertaining. It's a wonderful space for children to play or for families to enjoy summer gatherings. Towards the end of the garden, there is a useful storage shed, along with a designated area that the current owners have made safe and suitable for a trampoline or other play equipment.





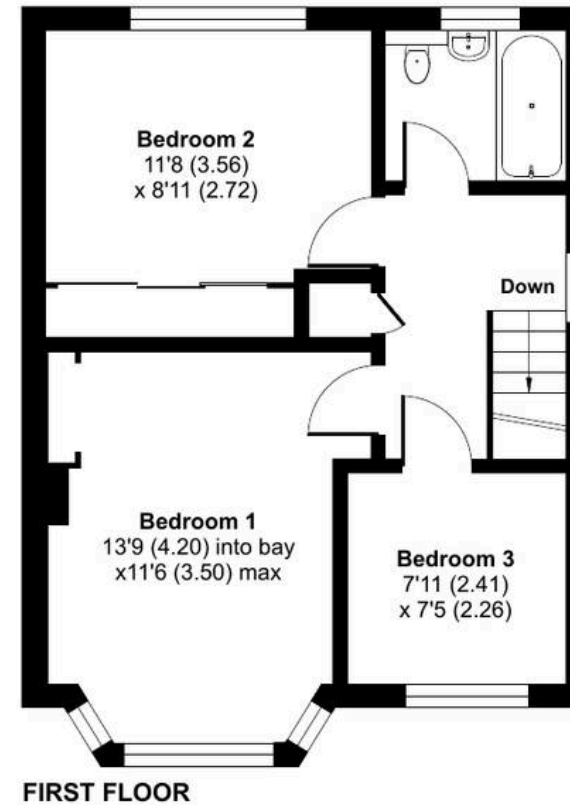
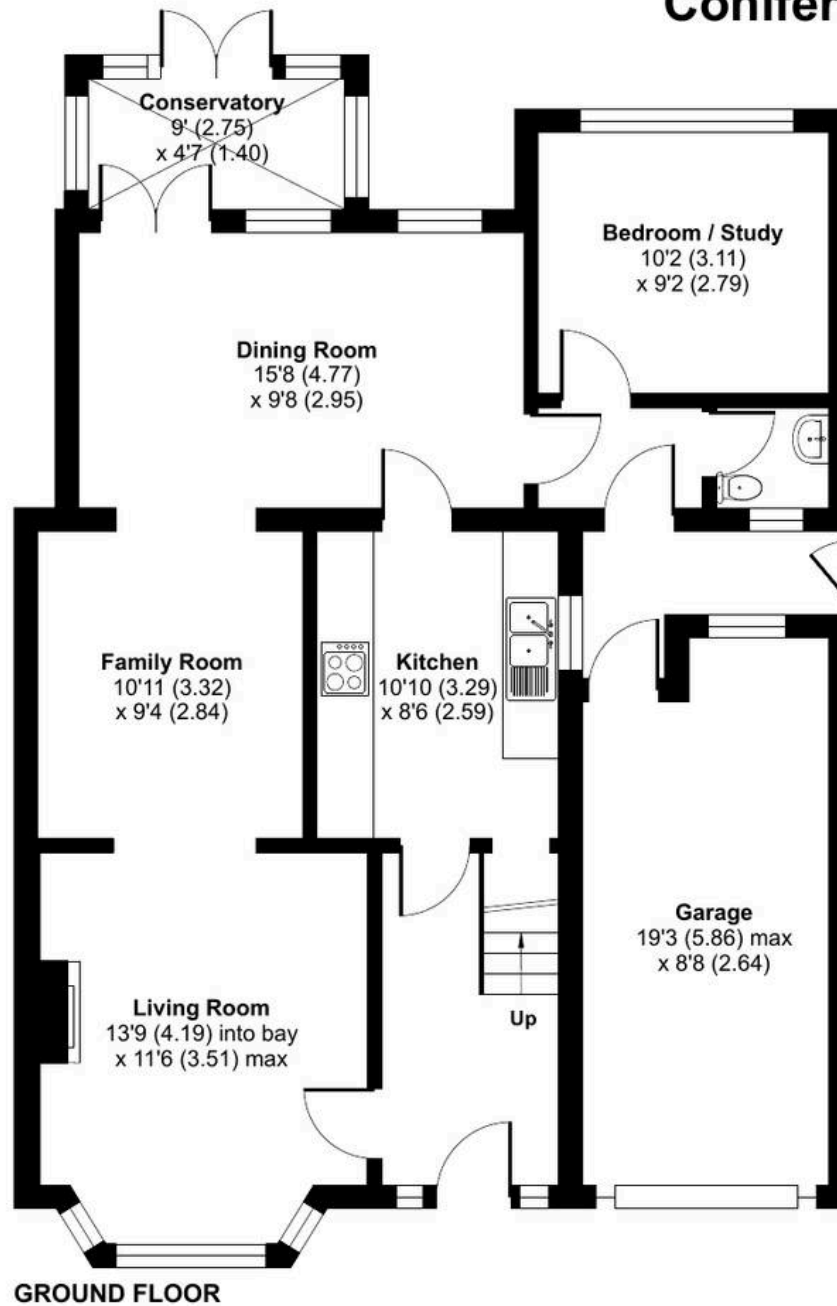
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Approximate Area = 1269 sq ft / 117.8 sq m

Garage = 158 sq ft / 14.6 sq m

Total = 1427 sq ft / 132.4 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.