



Gally Hill Road

Church Crookham

Fleet

McCarthy  
Holden 



## Gally Hill Road

Church Crookham, Fleet

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Off-road parking
- Close to local schools
- Character features
- Complete chain
- Large garden
- Two bathrooms



## Property

This well-presented three-bedroom, two-bathroom semi-detached home combines period charm with modern living, making it ideal for families. The attractive brick frontage, private front garden, and spacious driveway provide a welcoming first impression and ample off-road parking. With its blend of character, modern comfort, and attractive outdoor space, this home presents an excellent opportunity for those seeking a stylish and practical family property.

## Ground Floor

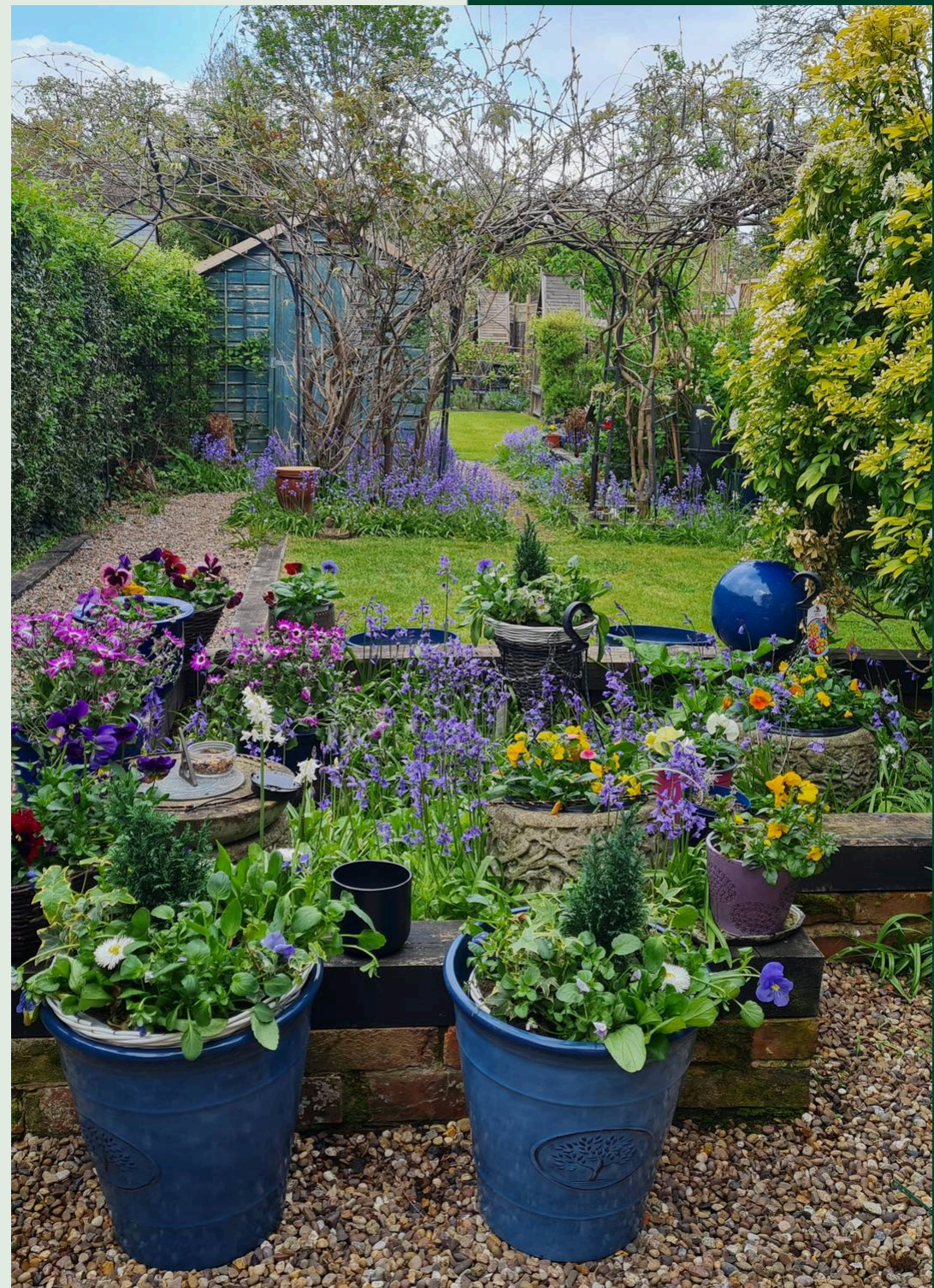
Inside, the bright reception room features wooden flooring and a character fireplace, creating a comfortable space for relaxing or entertaining. The modern kitchen offers sleek units, plenty of natural light, and a cosy dining area.

## First Floor

Upstairs are two generous bedrooms with stylish décor and built-in storage, while the converted attic provides a versatile third bedroom or home office with fitted storage and feature paneling. The property benefits from two contemporary bathrooms, both finished to a high standard.

## External


Outside, the private rear garden is beautifully landscaped with a lawn, patio seating area, mature planting, and a wooden shed, offering an ideal space for outdoor dining and relaxation.







## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

# Gally Hill Road, Church Crookham, Fleet, GU52

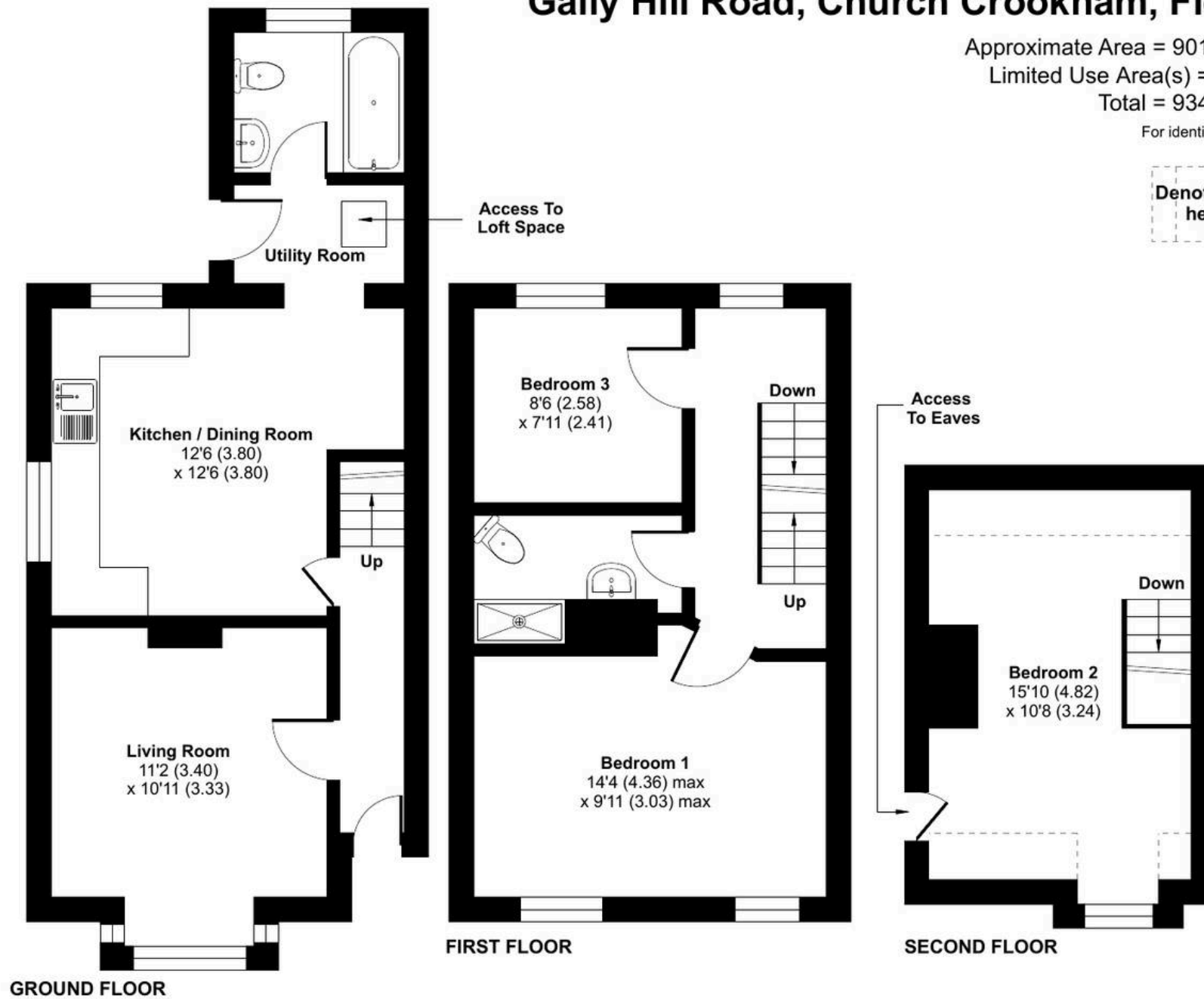
Approximate Area = 901 sq ft / 83.7 sq m

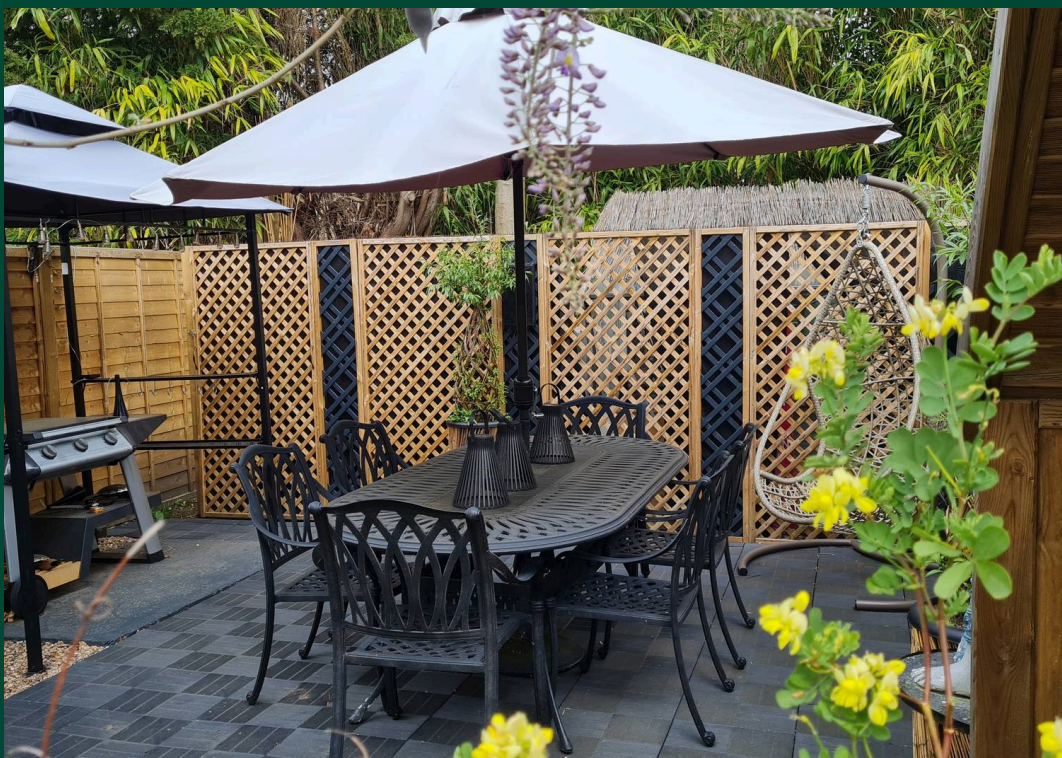
Limited Use Area(s) = 33 sq ft / 3 sq m

Total = 934 sq ft / 86.7 sq m

For identification only - Not to scale

Denotes restricted head height







## McCarthy Holden Fleet

McCarthy Holden Estate Agents, 110 Fleet Road - GU51 4PA

01252 620640 • [fleet@mccarthyholden.co.uk](mailto:fleet@mccarthyholden.co.uk) • [www.mccarthyholden.co.uk/](http://www.mccarthyholden.co.uk/)

These particulars are provided in good faith under the Consumer Protection from Unfair Trading Regulations 2008 and are for guidance only. They do not form part of any contract. No survey has been carried out, and services or fittings have not been tested.

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