



Silver Birch Close | Church Crookham | Fleet | GU52 6LL

Asking Price £550,000

Freehold

Waterford's W
Residential Sales & Lettings

Silver Birch Close | Church
Crookham
Fleet | GU52 6LL
Asking Price £550,000

A beautifully modernised and deceptively spacious three-bedroom chalet bungalow, situated in a quiet cul-de-sac in Church Crookham. Featuring a stunning 21ft open-plan kitchen/dining space, separate reception room, two ground floor bedrooms, and an impressive 23ft principal suite with en suite. Further benefits include a private south-facing garden and excellent access to local schools and transport links.

- Quiet and highly sought-after cul-de-sac location in Church Crookham
- Impressive 21ft open-plan kitchen/dining/breakfast room
- Two well-proportioned ground floor bedrooms
- Exceptional 23ft principal bedroom suite occupying the entire first floor
- Private, south-facing rear garden with generous patio and lawn
- Beautifully modernised three-bedroom chalet bungalow
- Separate reception room ideal for a cosy lounge or room
- Stylish and contemporary ground floor shower room
- En suite bathroom and useful eaves storage to the principal suite
- Excellent access to local schools, Fleet town centre, and mainline station

Tucked away within a quiet and highly desirable cul-de-sac in Church Crookham, this beautifully modernised and deceptively spacious three-bedroom bungalow offers a superb blend of contemporary style, flexible living, and generous accommodation arranged over two floors.



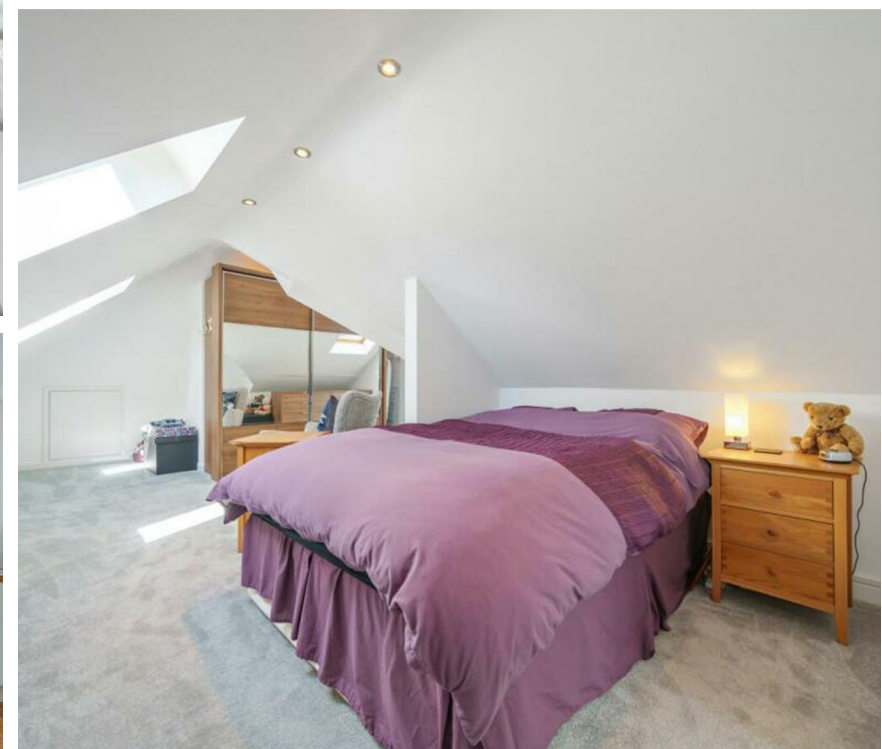


The standout feature of the home is the impressive open-plan kitchen/dining/breakfast room, extending to over 21ft in width. Positioned at the rear, this exceptional space is flooded with natural light via multiple openings, creating a bright and sociable hub ideal for both everyday family life and entertaining. The layout allows ample space for a large dining table and informal seating area, while still maintaining a practical and well-designed kitchen zone. Complementing this is a separate reception room, offering a more intimate setting—perfect as a cosy lounge, TV room, or additional entertaining space. The ground floor further benefits from two well-proportioned bedrooms. Bedroom two is a comfortable double, while bedroom three offers versatility as a guest room, home office, or nursery. These rooms are served by a stylish and contemporary shower room, thoughtfully positioned for convenience.

Occupying the entire first floor is a truly impressive principal suite. Measuring over 23ft in length, this expansive bedroom provides a luxurious retreat, enhanced by its unique shape and character. There is ample space for a dressing area and additional furnishings, while the en suite bathroom adds a further touch of comfort. Eaves storage is also accessible, adding practicality to the space.

Externally, the property continues to impress. The rear garden enjoys a favourable south-facing aspect, offering a high degree of privacy and plenty of sunlight throughout the day. A generous patio area provides the perfect setting for outdoor dining and entertaining, with the remainder laid to lawn. Further benefits include off-road parking and a peaceful, family-friendly setting.

Positioned within a quiet, family-friendly neighbourhood, the home benefits from close proximity to highly regarded schools including Tweseldown Infant School, Church



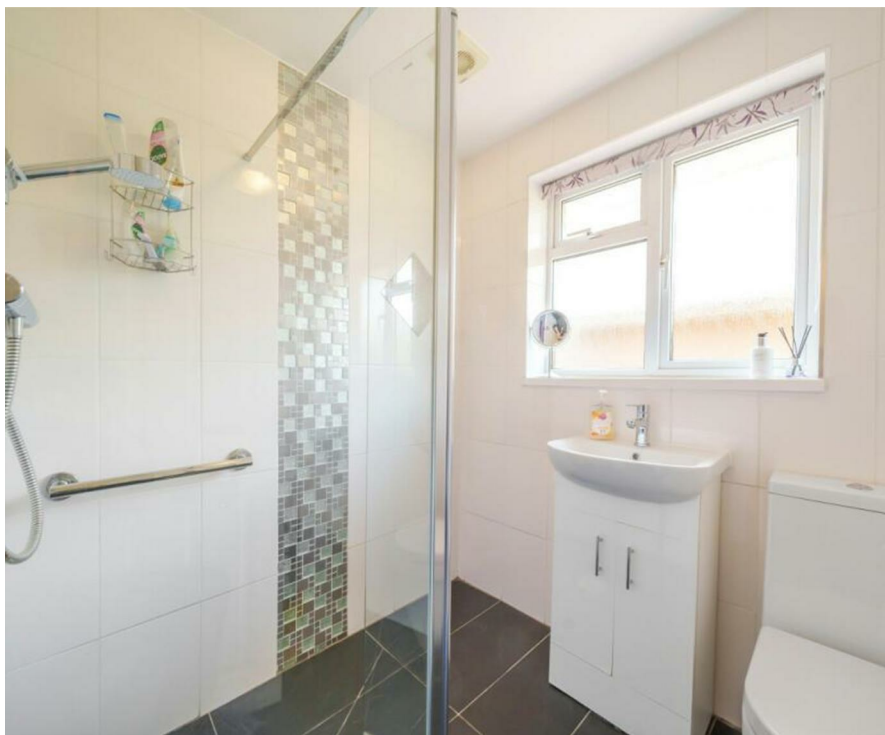
Crookham Junior School, and Court Moor Secondary School—making it an ideal choice for growing families. Fleet is ideally situated for access to the M3 and other major road links, along with its mainline station providing fantastic rail links to Waterloo, Basingstoke and Southampton. The local Buzz bus service also offers links to the surrounding towns of Farnborough, Aldershot and Farnham. Easy access to surrounding countryside including Fleet pond nature reserve, a notable beauty spot. In addition to the town's desirable location, contributes to why Fleet has recently been voted the best place to live in the UK by the Halifax quality of life study, and making Fleet a popular choice for families and commuters alike.

A superbly presented home offering space, versatility, and a prime location — viewing is strongly recommended.

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

Are you looking to buy a property in Fleet? Then Waterfords Estate Agents are here to help you. As your trusted local estate agent in Surrey and Hampshire since 1995, you can ask us any questions about Fleet and the surrounding area. Feel free to pop into our branch in the Hart Centre to talk to us or call us on . We look forward in assisting you with buying a home in Fleet!

Are you wondering: how much is my house worth in Fleet? Waterfords Estate Agents can provide you with a home valuation based on the latest sales agreed for similar properties as well as valuable insights into buyers based on our extensive database. We take an analytical approach to ensuring that your property is priced correctly and ready to be sold quickly. All our advice is free and without obligation.





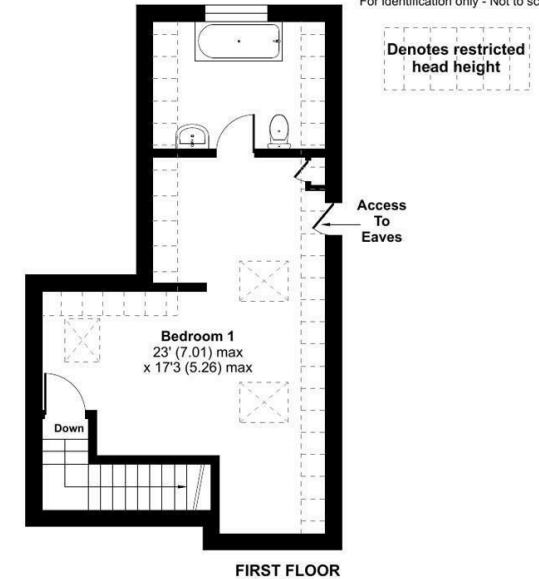
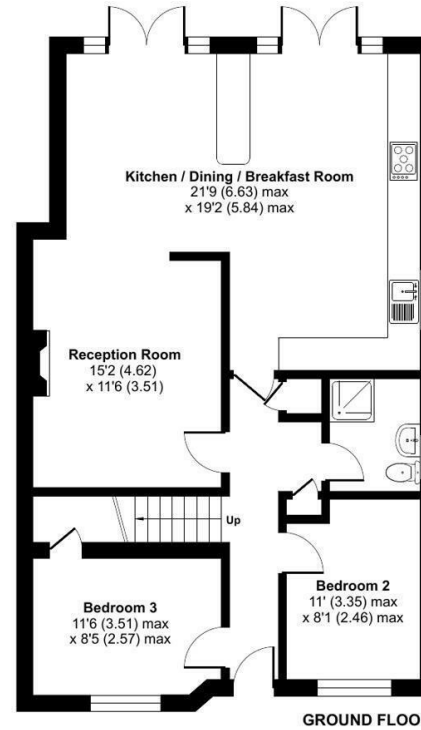
Silver Birch Close, Church Crookham, Fleet, GU52

Approximate Area = 1213 sq ft / 112.7 sq m

Limited Use Area(s) = 85 sq ft / 7.9 sq m

Total = 1298 sq ft / 120.6 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	86
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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