



55 Earlsbourne, Church Crookham
Fleet

McCarthy
Holden

Guide Price £275,000



55 Earlsbourne

Church Crookham, Fleet

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- One Bedroom House
- No Onward Chain
- Allocated Parking Space
- Generous Garden Space
- Church Crookham
- Open Plan Living Accommodation





The Property

This well-presented one-bedroom house offers contemporary living, making it an ideal choice for first-time buyers, professionals or those seeking a conveniently located home. Situated close to transport links and local amenities, the property is offered to the market with **no onward chain**.

Accommodation

Upon entering, you are welcomed into an open-plan kitchen, living and dining area, thoughtfully designed for modern living. The kitchen features ample worktop space, room for appliances and stylish cabinetry, flowing seamlessly into the living and dining area to create a sociable and inviting space.

From the living area, a door leads into a conservatory, providing additional living space and access to the rear garden.

Upstairs, there is a generous double bedroom offering plenty of room for wardrobes and additional furniture. The refitted bathroom is finished to a good standard, completing the accommodation.

Outside

The property benefits from an allocated parking space and an attractive, generous garden, which is a particular highlight of the home.

Accessed via the conservatory, the main garden features porcelain paving and is enclosed by panel fencing, providing an ideal space for outdoor dining and entertaining. A further garden area offers an excellent opportunity for keen gardeners to grow their own vegetables, while a large shed provides useful additional storage.

Location

Fleet is highly regarded for its excellent commuter links and welcoming, family-friendly atmosphere. Fleet mainline railway station provides regular services to London Waterloo, with journey times of approximately 43 minutes.

The town is also conveniently located near Junction 4a of the M3 motorway, offering excellent road connections. Fleet town centre provides a wide range of shopping and leisure facilities, alongside highly regarded schools, churches of various denominations and healthcare services.

This property combines practical living space, appealing outdoor areas and a convenient location, making it an excellent opportunity for a range of buyers.

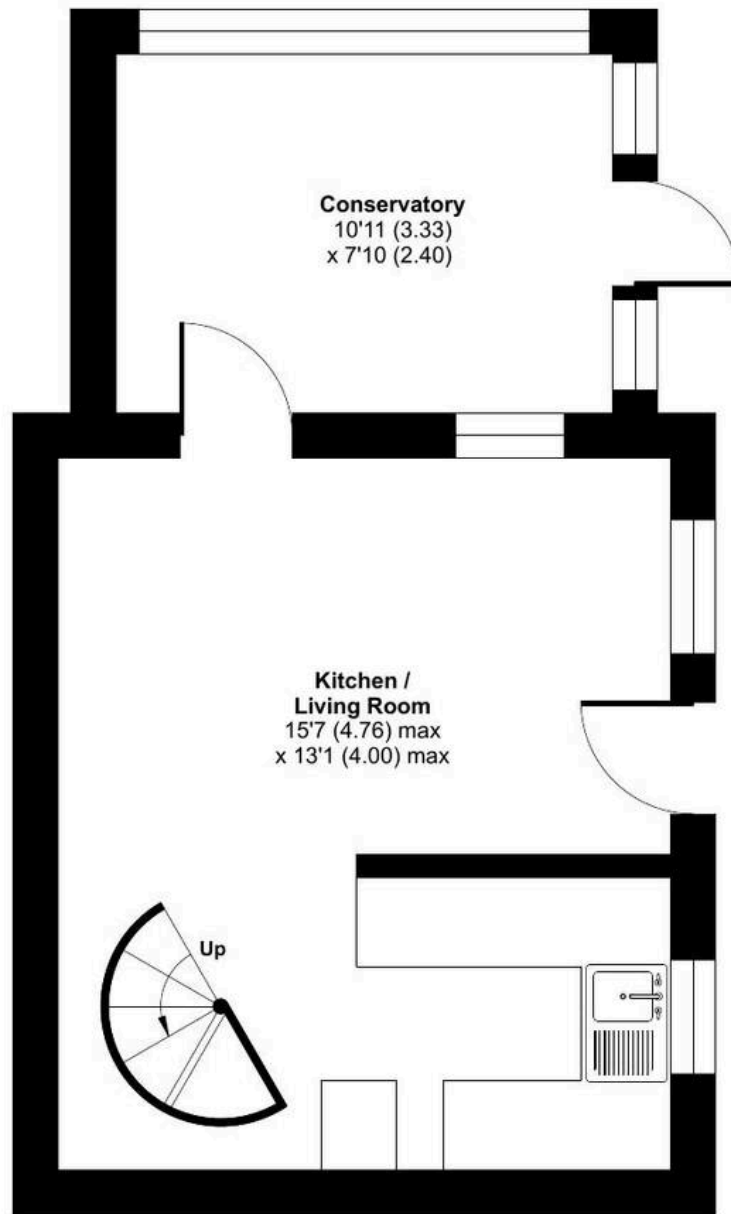




Earlsbourne, Church Crookham, Fleet, GU52

Approximate Area = 517 sq ft / 48 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR







McCarthy Holden Fleet

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

01252 620640 • fleet@mccarthyholden.co.uk • 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.