



Award Road, Church Crookham

Fleet

McCarthy
Holden

In Excess of £500,000



Award Road

Church Crookham, Fleet

Desirable 4-bed semi-detached home in Church Crookham, Fleet. Flexible accommodation, refitted kitchen, spacious lounge, dining room, conservatory. South-facing garden with patio, utility room.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Close to Local Schools
- Southerly Aspect Rear Garden
- Extended
- Car-Port & Driveway Parking
- No Onward Chain
- Close to Shops



The Property

This well-presented four bedroom semi-detached home is set in a desirable, non-estate location in Church Crookham, Fleet. Offering flexible and spacious accommodation over two floors, the property is ideally located for easy access to local schools, shops, and other amenities; making it a perfect choice for families.

Ground Floor

At the front of the property, the refitted kitchen features a stylish and modern design, with a comprehensive range of eye and base level units, complemented by sleek worktops. Towards the rear, the generous lounge flows seamlessly into the bright and airy conservatory, offering a superb space for both relaxing and entertaining. Additional ground floor accommodation includes a separate multifunctional room, perfect for a dining room/office/playroom room a convenient downstairs W.C.

First Floor

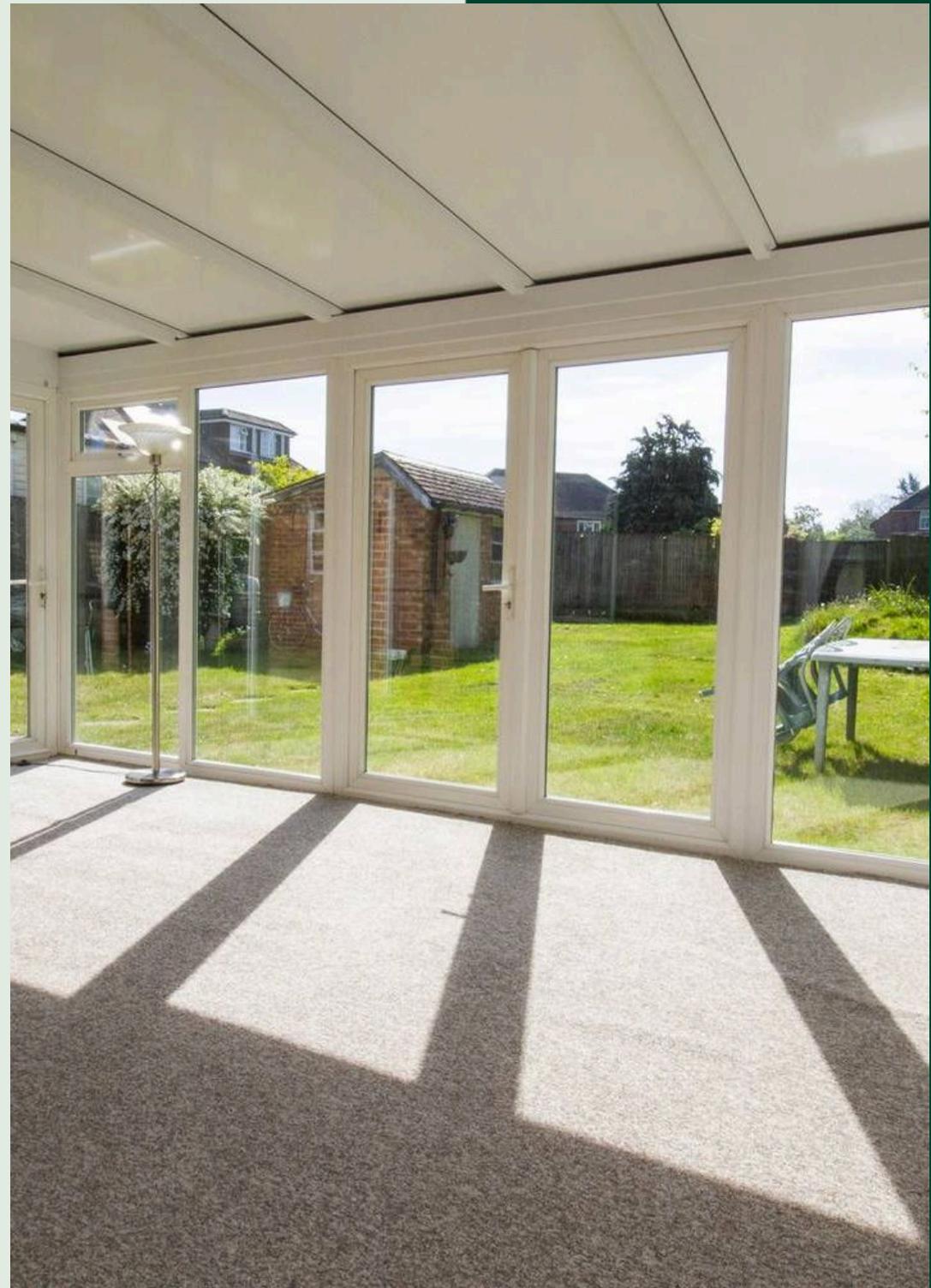
Upstairs, the property boasts four generously sized double bedrooms, all well-proportioned and offering excellent natural light. The principal bedroom benefits from fitted wardrobes, providing ample storage space. There is also a family bathroom and separate shower room on this floor.

Outside

The south-facing rear garden is a standout feature, with a spacious patio area ideal for outdoor dining and entertaining, while the remainder is mainly laid to lawn. To the side of the property, you'll find a useful utility room and a carport which leads to the front of the property and driveway parking.

Location

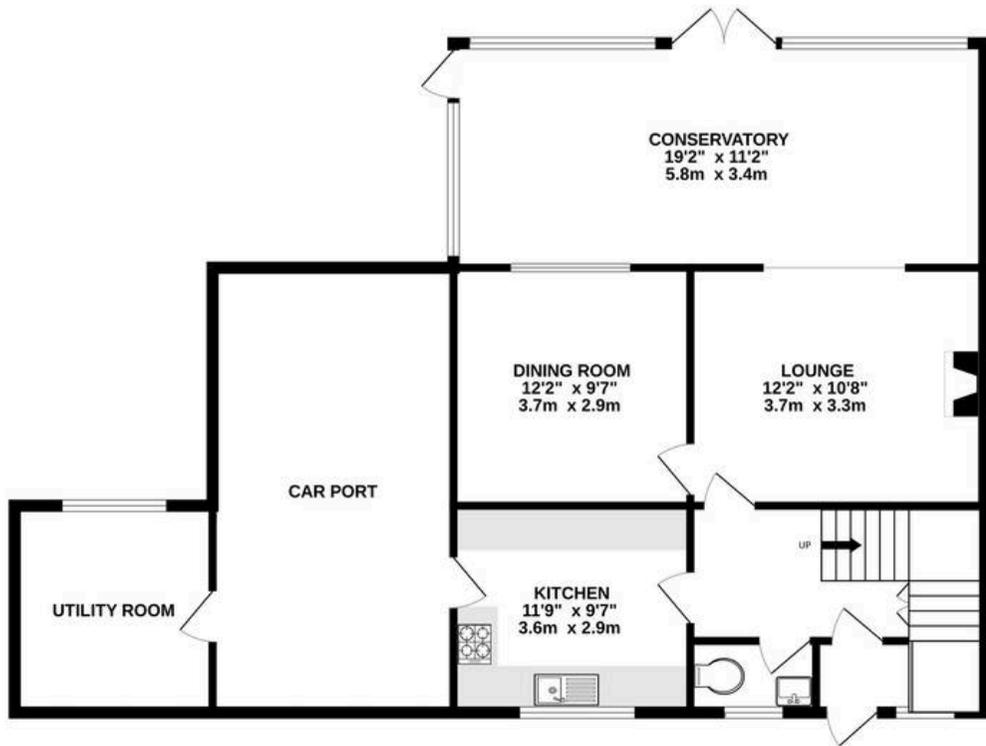
Fleet is well-regarded for its strong commuter links and family-friendly atmosphere. The mainline railway station offers regular services to London Waterloo in approximately 43 minutes. The town is conveniently situated near Junction 4a of the M3 motorway, providing excellent road connectivity. Fleet town centre offers a wide range of shopping and leisure facilities, highly rated schools, churches of various denominations, and healthcare services.



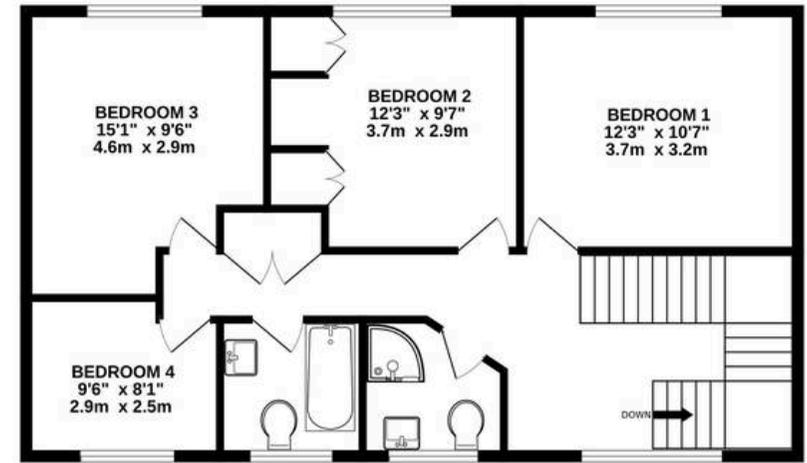




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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