



Macintyre Place | Church Crookham | Fleet | GU52 8AF

Asking Price £485,000

Freehold

Waterford's W
Residential Sales & Lettings

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Crookham
Fleet | GU52 8AF
Asking Price £485,000

Discover this beautifully presented three-bedroom home, perfectly positioned in a quiet cul-de-sac within the ever-popular Crookham Park development. Offering modern interiors, excellent energy efficiency, and a peaceful woodland backdrop, this property delivers an ideal blend of comfort and convenience.

- Three Bedroom Home
- Modern Throughout in popular Crookham Park
- Ensuite to Master plus further Family Bathroom
- Downstairs cloakroom
- Council Tax Band D
- Garage and Driveway Parking
- Good size enclosed Private Rear Garden backing onto woodland
- Quiet cul de sac location
- Taylor Wimpey PLC with excellent energy efficiency B rating
- Fitted kitchen breakfast room with built in appliances.

A beautifully presented three-bedroom detached home, ideally positioned within a peaceful cul-de-sac in the highly sought-after Crookham Park development, offering modern living, excellent energy efficiency, and a tranquil setting.

Built by Taylor Wimpey, this stylish home is finished to a high standard throughout and provides well-balanced accommodation. The ground floor features a spacious fitted kitchen/breakfast room with integrated appliances, ideal for both everyday living and entertaining. To the rear, a bright and inviting living room offers direct access to the garden, while a convenient downstairs cloakroom completes the layout.





Upstairs, the property offers three well-proportioned bedrooms, including a generous principal bedroom with its own private en-suite shower room. Two further bedrooms are served by a contemporary family bathroom, all presented in excellent condition.

Externally, the property benefits from a private and enclosed rear garden, enjoying a high degree of seclusion and backing directly onto woodland—providing a peaceful and attractive outlook. To the front, there is driveway parking leading to a garage, offering both convenience and additional storage.

Further benefits include solar panels, contributing to the home's impressive B-rated energy efficiency and helping to reduce running costs.

This superb home is perfectly suited to families, first-time buyers, or those seeking a quiet yet well-connected location. Combining style, space, and practicality, this is a fantastic opportunity to acquire a modern home in one of Fleet's most desirable developments.

Crookham Park offers a wonderful community environment with open green spaces, local shops including a Sainsbury's Local, an infant school, and extensive walking, running and cycling routes. A regular bus service provides access to Fleet town centre, which offers a wide range of shops, cafés, bars and restaurants. Fleet mainline station (Waterloo line), the Basingstoke Canal, Fleet Pond and Hart Leisure Centre are all within easy reach. Excellent road links via the M3, A3 and A30 provide convenient access to London, Guildford and Basingstoke, with Farnham, Odiham and Crondall also nearby.

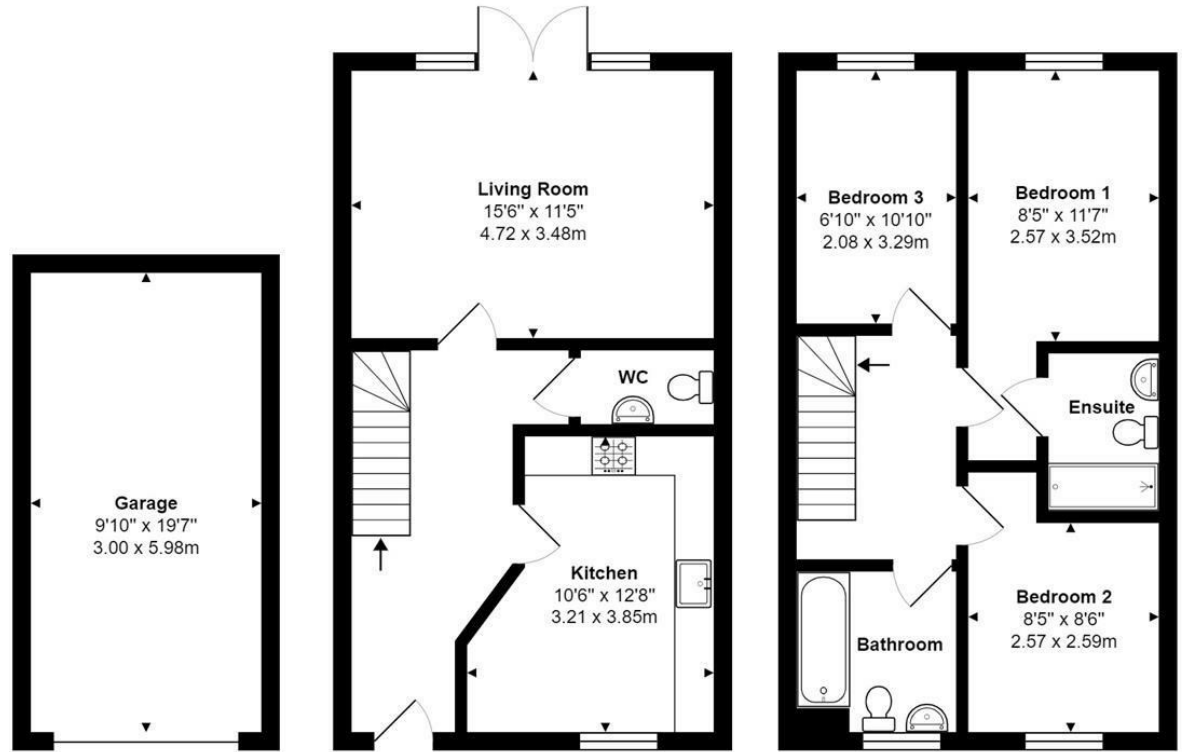
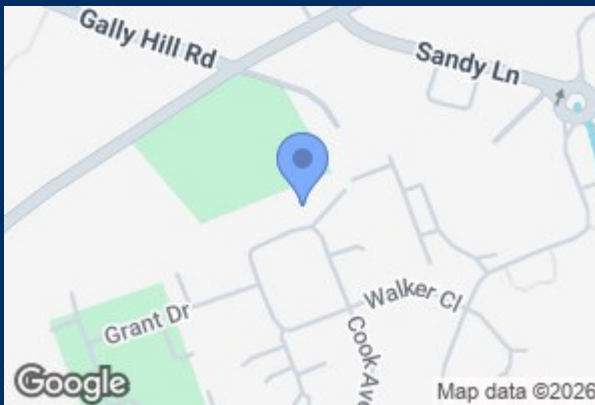
Waterfords are delighted to represent this attractive home, and viewings are highly recommended to fully appreciate the location and lifestyle on offer. Book your viewing today.

Disclaimer: The images used in this listing include photographs taken at an earlier date. While they are intended to provide a general representation of the property, certain features, fixtures, finishes, or conditions may have changed since the time the photos were captured.

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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.





Total Area: 1067 ft² ... 99.1 m²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(11-11) B		88	88
(10-10) C			
(9-9) D			
(8-8) E			
(7-7) F			
(6-6) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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