



McCarthy
Holden

32 Swan Way, Church Crookham

Fleet

Guide Price £900,000



32 Swan Way

Church Crookham, Fleet

A well appointed Charles Church detached family home having been extended and modernised by the current owners offering spacious accommodation over two floors.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C





The Property

A well appointed Charles Church detached family home having been extended and modernised by the current owners offering spacious accommodation over two floors and located in the popular Church Crookham area of Fleet close to local schools.

Ground Floor

The ground floor offers four reception rooms, including living room, garden room, dining room and study, with a modern light and airy kitchen with bi-fold doors to the rear garden. Further benefits include a WC and utility room providing access to the double garage.

First Floor

Having been extended the property now boasts a stunning main bedroom with a built in wardrobes and a re-fitted en-suite. There are four further bedrooms complimented by the family bathroom,

Outside

To the front of the property is generous driveway parking, double garage and a selection of mature shrubs. The private and enclosed southerly aspect rear garden is a particular feature of the property with two patio areas, with the rest being predominantly laid to lawn with an area of mixed stock and shrub borders.

Location

Fleet has excellent commuter links by both rail and road. There are regular trains to London Waterloo taking around 43 minutes and the town is located off Junction 4a of the M3 motorway which links to the M25. Fleet town centre offers comprehensive shopping and leisure facilities, a good selection of restaurants, bars and coffee shops, schools for all age groups, churches of various denominations and a range of health care services.

- Extended & Modernised
- Bedroom One with En-Suite
- Bi-Fold Doors to Garden
- Southerly Aspect Rear Garden
- Double Garage and Driveway Parking
- Four Reception Rooms



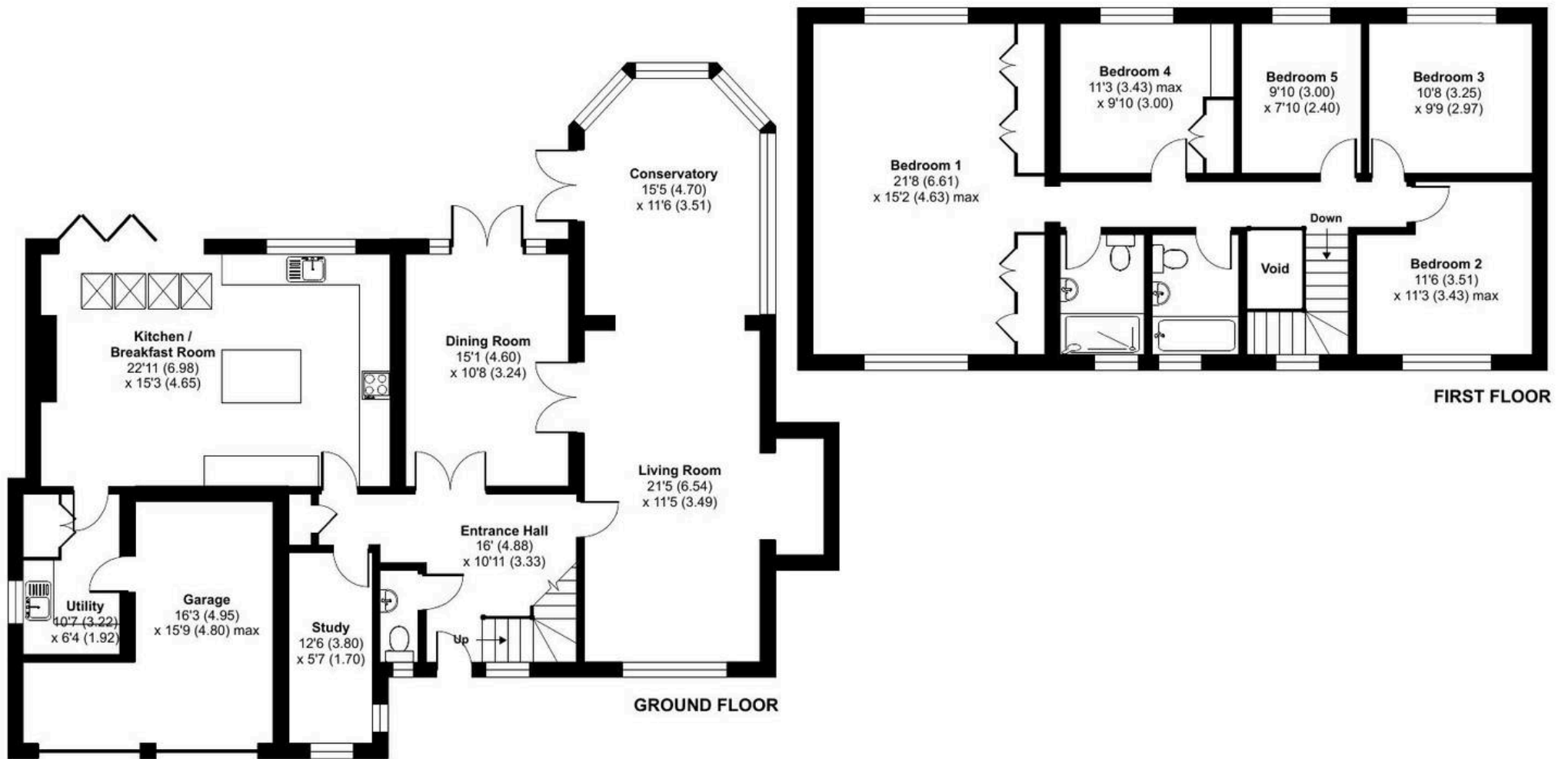
Swan Way, Church Crookham, Fleet, GU51

Approximate Area = 2317 sq ft / 215.2 sq m

Garage = 182 sq ft / 16.9 sq m

Total = 2499 sq ft / 232.2 sq m

For identification only - Not to scale









McCarthy Holden Fleet

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