



Award Road, Church Crookham
Fleet, Hampshire, GU52



Beyond your expectations

Enjoying grounds of 0.27 of an acre is this extended home

4 double bedrooms | modern family bathroom | additional bathroom | living room | dining room | kitchen/breakfast room | utility room | 2 single garage | grounds of approximately 0.27 of an acre.

Guide Price £750,000 Freehold

Description

A covered entrance porch with front door to the entrance hall, with storage cupboard, gives access to the dual aspect living room with open fireplace and patio doors opening to the front terrace. Adjacent is the front aspect dining room, which gives access to the rear aspect kitchen/breakfast room fitted with a good range of kitchen cabinets and contrasting worksurfaces and an archway leading to the breakfast area with a rear view over the garden. The kitchen is complemented by a utility room, with worksurfaces and appliance space and two storage cupboards. A door gives access to a walk-in storage room or workshop. From the first floor landing are 4 well proportioned bedrooms, the master bedroom enjoying vaulted ceilings and a dual aspect, all bedrooms are complemented by a modern white bathroom suite and a downstairs bathroom.

Outside

The property is approached by a shared driveway accessing one adjacent home, this leads to a tarmacadam driveway with turning point, leading to a detached garage and an additional integral garage currently used as a store room. To the rear of the property is a brick pavure terrace with brick wall opening to a wide expanse of level lawn enclosed by timber fencing. A wrought iron gate gives access to the front.

Location

The property is located within a no-through road with convenient access to local schools including Crookham

Infants, Court Moor Secondary School and St. Nicholas Independent School to name but a few. The commuter enjoys convenient access to both the M3 and mainline stations and has easy access to Fleet town centre and neighbouring towns including Farnham, Camberley and Basingstoke.



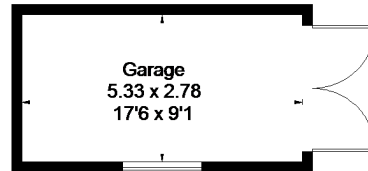
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E		
(21-38) F	36	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Award Road, Church Crookham, Fleet

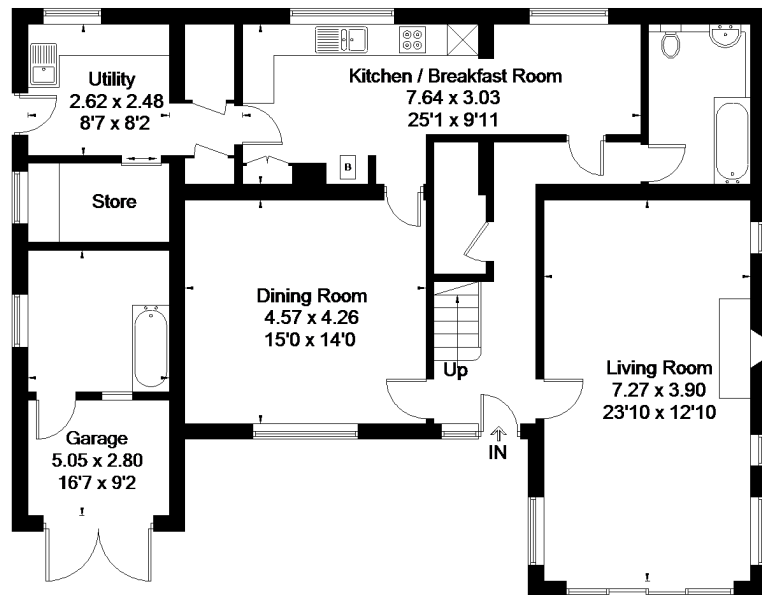
Approximate Gross Internal Area = 204.2 sq m / 2198 sq ft

Garage = 15.0 sq m / 161 sq ft

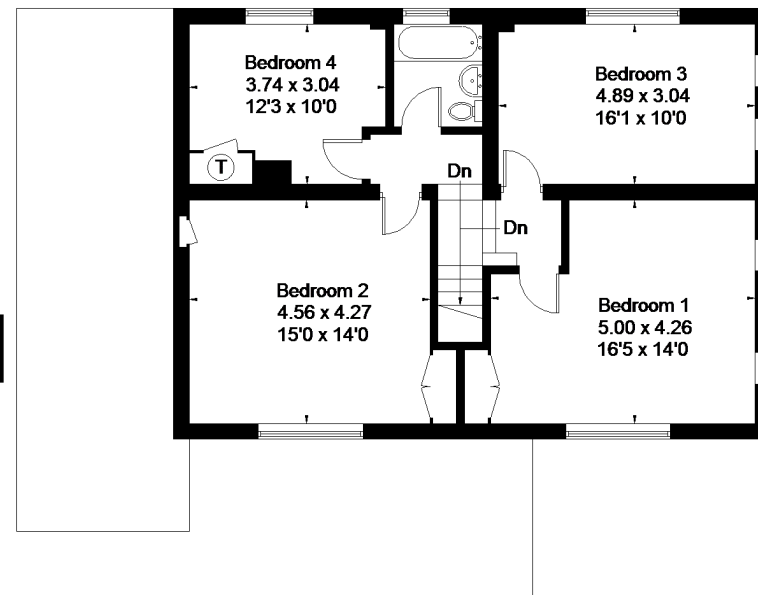
Total = 219.2 sq m / 2359 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 170091

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

