



Macintyre Place | Church Crookham | Fleet | GU52 8AF

Asking Price £485,000

Freehold

*Waterfords* W  
Residential Sales & Lettings

# Macintyre Place | Church Crookham Fleet | GU52 8AF Asking Price £485,000

A beautifully presented three-bedroom detached home situated within a quiet cul-de-sac on the highly sought-after Crookham Park development. Benefitting from a modern kitchen/breakfast room, spacious living accommodation, en-suite to principal bedroom, private woodland-backed garden, garage, driveway parking, and solar panels contributing to an impressive B-rated EPC. Ideally located close to excellent schools, green spaces, local amenities, and Fleet mainline station.

- Beautifully presented three-bedroom detached home
- Built by Taylor Wimpey to a high specification
- Bright and airy living room with garden access
- Contemporary family bathroom and downstairs cloakroom
- Garage and driveway parking
- Quiet cul-de-sac position within Crookham Park
- Spacious kitchen/breakfast room with integrated appliances
- Principal bedroom with modern en-suite shower room
- Private rear garden backing directly onto woodland
- Solar panels and impressive B-rated energy efficiency

Situated within a peaceful cul-de-sac on the highly desirable Crookham Park development, this beautifully presented three-bedroom detached home offers stylish contemporary living, excellent energy efficiency, and a wonderful woodland backdrop.

Constructed by Taylor Wimpey and finished to a high standard throughout, the property provides bright, well-balanced accommodation perfectly suited to modern family life. The ground floor features a spacious fitted





kitchen/breakfast room with integrated appliances, creating an ideal space for both everyday living and entertaining. To the rear, the generous living room is flooded with natural light and enjoys direct access onto the private rear garden, while a downstairs cloakroom and useful understairs storage complete the accommodation.

Upstairs, the home continues to impress with three well-proportioned bedrooms, including a spacious principal suite benefitting from a contemporary en-suite shower room. Two further bedrooms are served by a modern family bathroom, all presented in excellent decorative order.

Externally, the property enjoys a secluded and enclosed rear garden backing directly onto woodland, offering a peaceful outlook and a high degree of privacy rarely found on modern developments. To the front, driveway parking leads to a garage, providing both convenience and additional storage.

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

16 Macintyre Place is perfectly positioned within the heart of Crookham Park, a thriving community renowned for its abundance of green open spaces, scenic walking and cycling routes, local amenities including a Sainsbury's Local, and excellent schooling. Fleet town centre and mainline station (Waterloo line) are easily accessible, alongside superb transport links via the M3, A3 and A30.

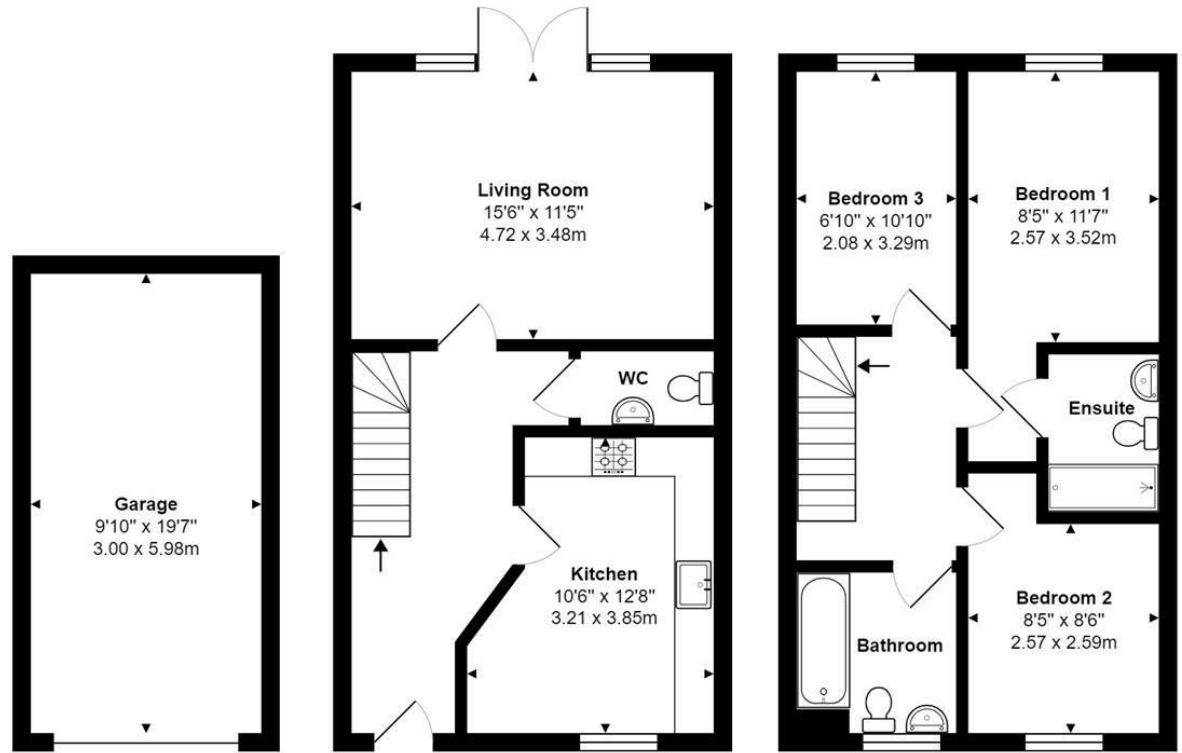
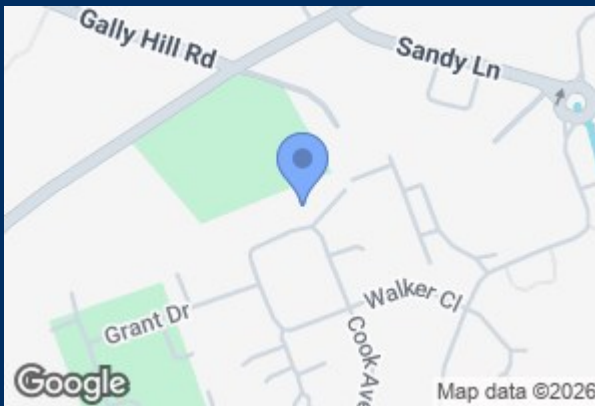
Combining modern style, practicality, and a tranquil setting, this exceptional home represents an outstanding opportunity for families, first-time buyers, and downsizers alike.

Waterfords are delighted to represent this attractive home, and early viewings are highly recommended to fully appreciate everything it has to offer.

Are you looking to buy a property in Fleet? Then Waterfords Estate Agents are here to help you. As your trusted local estate agent in Surrey and Hampshire since 1995, you can ask us any questions about Fleet and the surrounding area. Feel free to pop into our branch in the Hart Centre to talk to us or call us on 01252 623333. We look forward in assisting you with buying a home in Fleet!

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Total Area: 1067 ft<sup>2</sup> ... 99.1 m<sup>2</sup>

All measurements are approximate and for display purposes only

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (12 plus) <b>A</b>                          |  |                         |           |
| (91-91) <b>B</b>                            |  | 88                      | 88        |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (13-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

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