



Coxmoor Close | Church Crookham | Fleet | GU52 6ES

Asking Price £310,000 Freehold

**Waterfords**   
Residential Sales & Lettings

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Crookham  
Fleet | GU52 6ES  
Asking Price £310,000

Waterfords are delighted to offer to the market this well-presented 2-bedroom terraced home situated in a quiet cul-de-sac with private garage and within walking distance of local shops and Velmead Common.

- 2 Double Bedrooms with Built In Wardrobes
- Garage and Parking
- Walking Distance to Velmead Woods
- Ideal for First-Time Buyers or Investors
- Good Condition Throughout
- South-West Facing Rear Garden
- Quiet Cul-De-Sac Location
- Allocated Visitors Parking

Offered to the market in good condition throughout is this spacious 2-bedroom terraced home. Before entering the property you will find the outside storage cupboard ideal for muddy boots. As you enter you are greeted by a spacious entrance hall with the well appointed kitchen off to the left hand side. Heading through there is further under stairs storage cupboard. To the rear of this home is the spacious living / dining room which overlooks the South-West facing rear garden and is a real sun trap. Heading upstairs there are two double bedrooms both benefiting from built in wardrobes and serviced by the spacious family bathroom.





The rear garden is South-West facing ideal for catching sun all through the day. The garden is mainly laid to lawn with a spacious patio area ideal for alfresco dining.

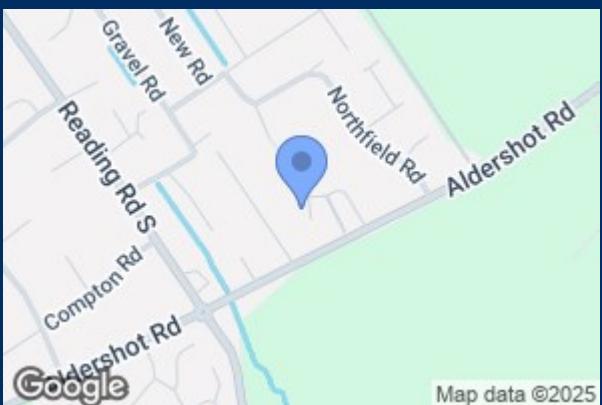
Outside the property is approached by a front garden and pathway which could be converted into a driveway if you are in need of additional parking spaces. Additionally, you have the added benefit of a single garage located in a block to the side of the property with parking in-front of the garage. For when guests are coming round there are allocated visitors parking spaces as well.

Fleet is ideally situated for access to the M3 and other major road links, along with its mainline station providing fantastic rail links to Waterloo, Basingstoke and Southampton. The local bus service also offers links to the surrounding towns of Farnborough, Aldershot and Farnham. Easy access to surrounding countryside including Fleet pond nature reserve, a notable beauty spot. In addition to the town's desirable location, contributes to why Fleet has recently been voted the best place to live in the UK by the Halifax quality of life study, and making Fleet a popular choice for families and commuters alike.

Waterfords are delighted to represent this stunning property and viewings are highly recommended to truly appreciate the opportunity. Book your viewing today!

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!

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.



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