



Ryelaw Road | Church Crookham | Fleet | GU52 6HY

Asking Price £500,000

Freehold

Waterford's *W*
Residential Sales & Lettings

Ryelaw Road | Church
Crookham
Fleet | GU52 6HY
Asking Price £500,000

A versatile three/four bedroom semi-detached chalet bungalow, offered with no onward chain and set in a sought-after non-estate location in Church Crookham. The property features a spacious living room, modern kitchen/breakfast room, dining room/optional bedroom, ground floor bedrooms and shower room, plus a first-floor main bedroom with en-suite. Outside benefits include a low-maintenance courtyard garden, workshop, driveway and carport. Conveniently located for Fleet town, transport links, local schools and nearby countryside walks.

- Three/four bedroom semi-detached chalet bungalow
- Sought-after non-estate location in Church Crookham
- Modern kitchen/breakfast room with dual aspect windows
- Ground floor bedrooms served by a re-fitted shower room
- Low-maintenance courtyard-style garden with workshop
- Offered to the market with no onward chain
- Spacious living room with patio doors to the garden
- Flexible dining room/optional fourth bedroom
- First-floor main bedroom with private en-suite
- Driveway and carport parking, close to Fleet town, station, M3 and excellent schools





Waterfords Estate Agents are delighted to present this versatile three/four bedroom semi-detached chalet bungalow, ideally positioned in a sought-after non-estate location in Church Crookham and offered to the market with no onward chain.

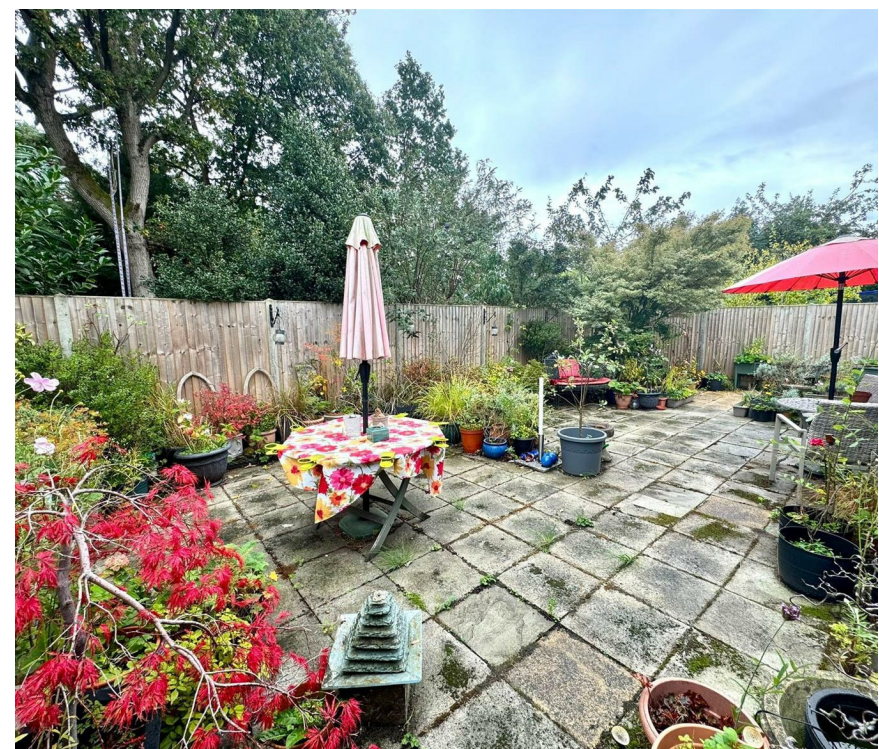
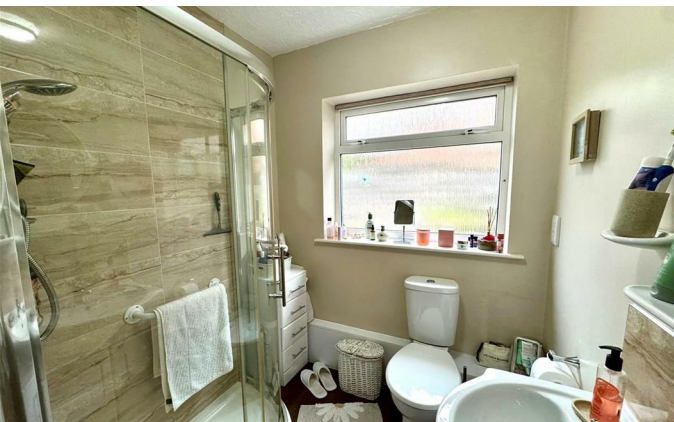
This well-maintained home provides flexible accommodation arranged over two floors, with excellent potential to extend further (subject to the usual planning permissions). The property is within close proximity to local amenities, reputable schools, and beautiful countryside walks.

Upon entering, you are welcomed into a bright reception hallway with stairs to the first floor and doors to the principal ground floor rooms. The accommodation includes a spacious living room with patio doors opening to the rear garden, a dining room/optional fourth bedroom, a modern kitchen/breakfast room, two further bedrooms, and a stylishly re-fitted shower room.

The kitchen has been thoughtfully updated and features a range of eye and base level units with roll-top work surfaces, inset sink with mixer tap, space for appliances, and room for a breakfast table. Dual aspect windows ensure plenty of natural light, and a door provides direct access to the rear garden.

On the first floor, the generous main bedroom enjoys a private en-suite shower room, creating a comfortable and self-contained retreat.

Externally, the low-maintenance courtyard-style garden is laid mainly to patio with areas for planting and space for potted displays. To the side of the property, there is an additional garden area with a workshop and gated access to the driveway and



carport. The front garden is enclosed and attractively landscaped with paving and mature planting, complementing the off-road parking and carport.

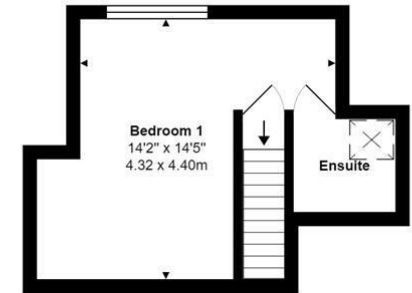
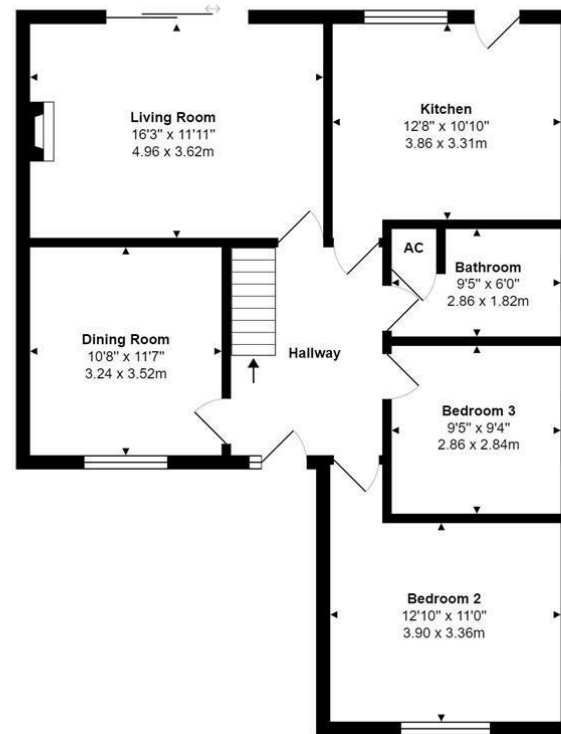
The property is ideally located within easy reach of Fleet town centre, mainline railway station, and the M3, while nearby Zebon Copse nature reserve, Velmead Woods, the Basingstoke Canal, and Caesars Camp offer excellent walking and cycling opportunities.

Families will also appreciate the property's position within catchment for highly regarded local schools, including Tweseldown Infant School, Church Crookham Junior School, and Court Moor Secondary School.

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.





Total Area: 1122 ft² ... 104.2 m²
All measurements are approximate and for display purposes only

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

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