



Andrews Close | Church Crookham | Fleet | GU52 6HF

Offers Over £600,000      Freehold

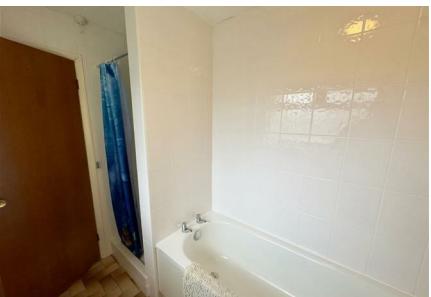
**Waterfords**   
Residential Sales & Lettings

Andrews Close | Church  
Crookham  
Fleet | GU52 6HF  
Offers Over £600,000

Offered for the first time in 61 years and with no onward chain, this spacious three-bedroom detached bungalow is set in a quiet cul-de-sac in the sought-after area of Church Crookham. In good condition throughout, the property features a bright L-shaped living/dining room, a well-proportioned kitchen, three generous bedrooms, and a family bathroom with separate WC. Further benefits include a large rear garden, detached garage, private driveway parking, and excellent access to local schools, transport links, and countryside.

- Offered to the market for the first time in 61 years
- Quiet cul-de-sac location of similar bungalows
- Approx. 1,243 sq ft of well-balanced accommodation
- Large rear garden with excellent potential, subject to consents
- Close to highly regarded local schools and amenities
- Spacious three-bedroom detached bungalow
- Sought-after area of Church Crookham, Fleet
- Bright L-shaped living/dining room with sliding doors to the garden
- Detached garage with private driveway parking
- No onward chain, ideal for a smooth purchase





Offered to the market for the first time in an impressive 61 years, this spacious three-bedroom, one-bathroom detached bungalow occupies a generous plot within a quiet and well-established cul-de-sac of similar properties in the highly sought-after area of Church Crookham.

The bungalow is presented in good condition throughout and offers well-balanced accommodation extending to approximately 1,243 sq ft. Internally, the property features a welcoming entrance hall, a large and bright L-shaped living and dining room with sliding doors opening directly onto the rear garden, and a well-proportioned kitchen with adjoining storage and airing cupboard. There are three comfortable double bedrooms, all of good size, together with a family bathroom and a separate WC, creating a practical and flexible layout well suited to a variety of lifestyles.

One of the standout features of the home is the generous rear garden, offering excellent outdoor space for entertaining, gardening, or potential future extension, subject to the usual planning consents. To the side of the property, there is a detached garage complemented by private driveway parking, providing convenience and additional storage.

Positioned within a quiet, family-friendly neighbourhood, the home enjoys close proximity to highly regarded local schools including Tweseldown Infant School, Church Crookham Junior School, and Court Moor Secondary School, making it an ideal choice for families. Fleet is superbly located for commuters, offering easy access to the M3 and other major road links, along with a mainline railway station providing excellent services to London Waterloo, Basingstoke, and Southampton. The local Buzz bus service also connects Fleet with the surrounding towns of Farnborough, Aldershot, and Farnham.



The area further benefits from easy access to attractive countryside and green spaces, including the popular Fleet Pond Nature Reserve, a notable local beauty spot. Combined with its excellent amenities, transport links, and quality of life, it is easy to see why Fleet has recently been voted the best place to live in the UK by the Halifax Quality of Life Study.

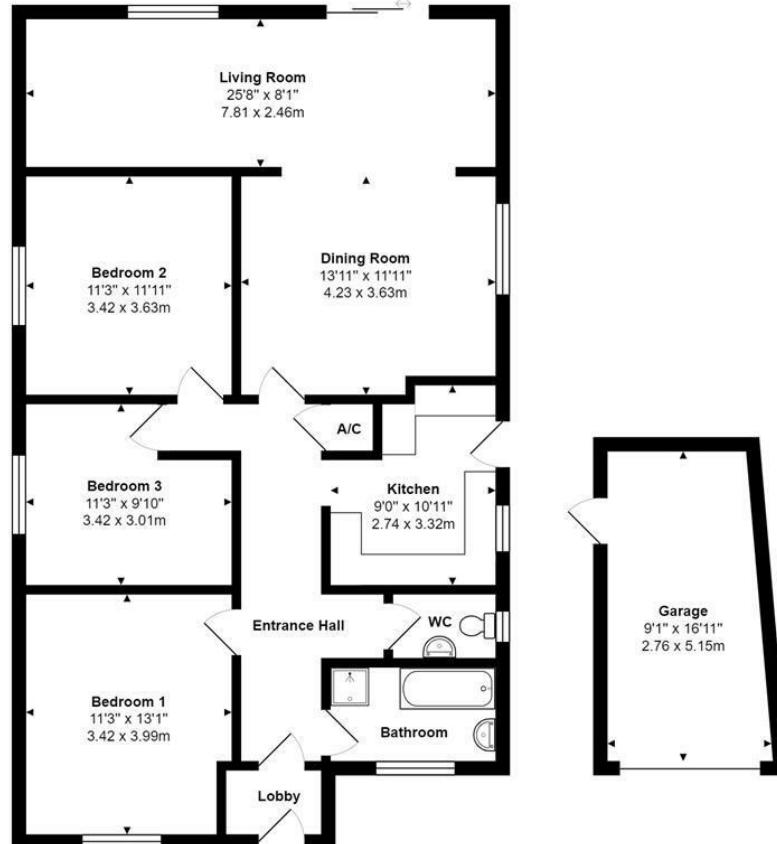
Offered with no onward chain, this rarely available bungalow presents a fantastic opportunity for buyers seeking a well-maintained home with scope to personalise, set within an established and desirable residential location. Waterfords are delighted to represent this lovely home, and early viewings are highly recommended to fully appreciate its potential and the surrounding area.

Disclaimer: This Information has been obtained and provided by the Property Owner

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 . 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: 1243 ft<sup>2</sup> ... 115.5 m<sup>2</sup>

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		
(35-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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