

1a Ryelaw Road, Church Crookham

Fleet

McCarthy Holden

Guide Price £950,000







1a Ryelaw Road

Church Crookham, Fleet

A substantial five-bedroom detached family home situated in a desirable cul de sac with only three homes in a residential location in Fleet.
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Three Double Bedrooms
- Cul De Sac Of Three Homes
- Three Bathrooms
- Double Garage And Driveway Parking
- Close To Local Primary And Secondary Schools
- No Onward Chain

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The Property

A substantial five-bedroom detached family home situated in a desirable cul de sac with only three homes in a residential location in Fleet, Hampshire, offering approximately 2,400 sq ft of accommodation across two floors. This property is offered to the market with no onward chain.

Ground Floor

A welcoming entrance hall leads to a selection of well-proportioned reception rooms, including a spacious living room with doors leading to the rear garden, ideal for relaxing and entertaining. There is also a study, providing a useful space for home working or quiet study. The kitchen/ dining room is generously proportioned, offering ample space for a family dining area and providing a practical heart to the home. A cloakroom, utility and integral garage complete the accommodation on the ground floor.

First Floor

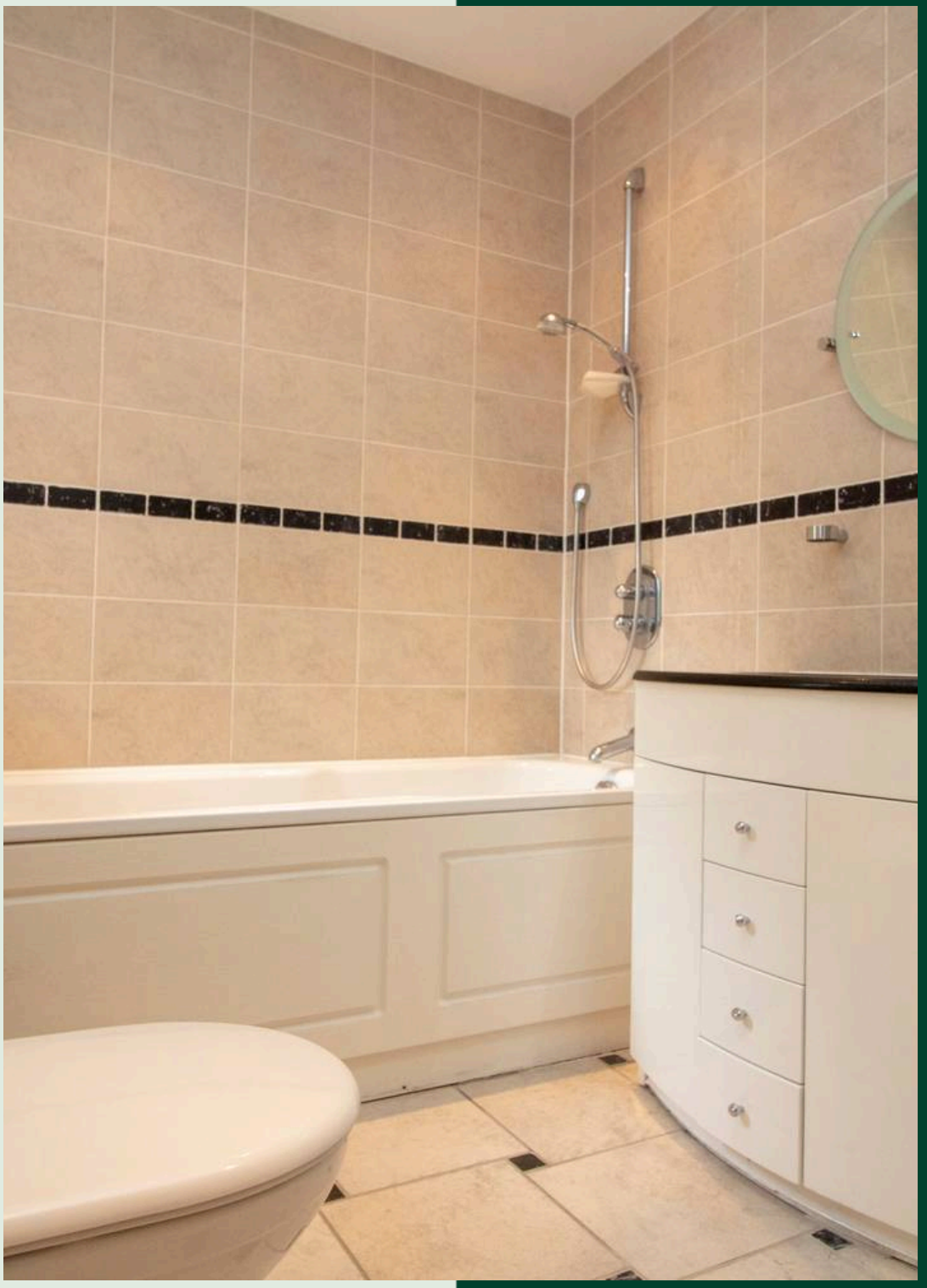
The first floor provides five well-proportioned bedrooms, each with fitted wardrobes, offering excellent storage throughout. The principal bedroom benefits from a private en-suite bathroom, while bedroom two also enjoys its own en-suite facilities. The remaining bedrooms are served by the family bathroom, creating a practical and comfortable layout for family living.

Outside

The private rear garden, offers a good degree of seclusion with established mature trees, hedging and well-stocked borders creating a pleasant green backdrop. A paved terrace immediately adjoining the house provides an ideal space for outdoor dining and entertaining, while the lawned area extends beyond, providing plenty of space for families and children. The garden is enclosed by fencing and mature planting, creating a peaceful and private outdoor setting. To the front of the property is a driveway with parking leading to an integral garage. Additional visitor parking spaces within the quiet cul-de-sac, provides convenient parking for guests and complementing the private driveway and integral garage.

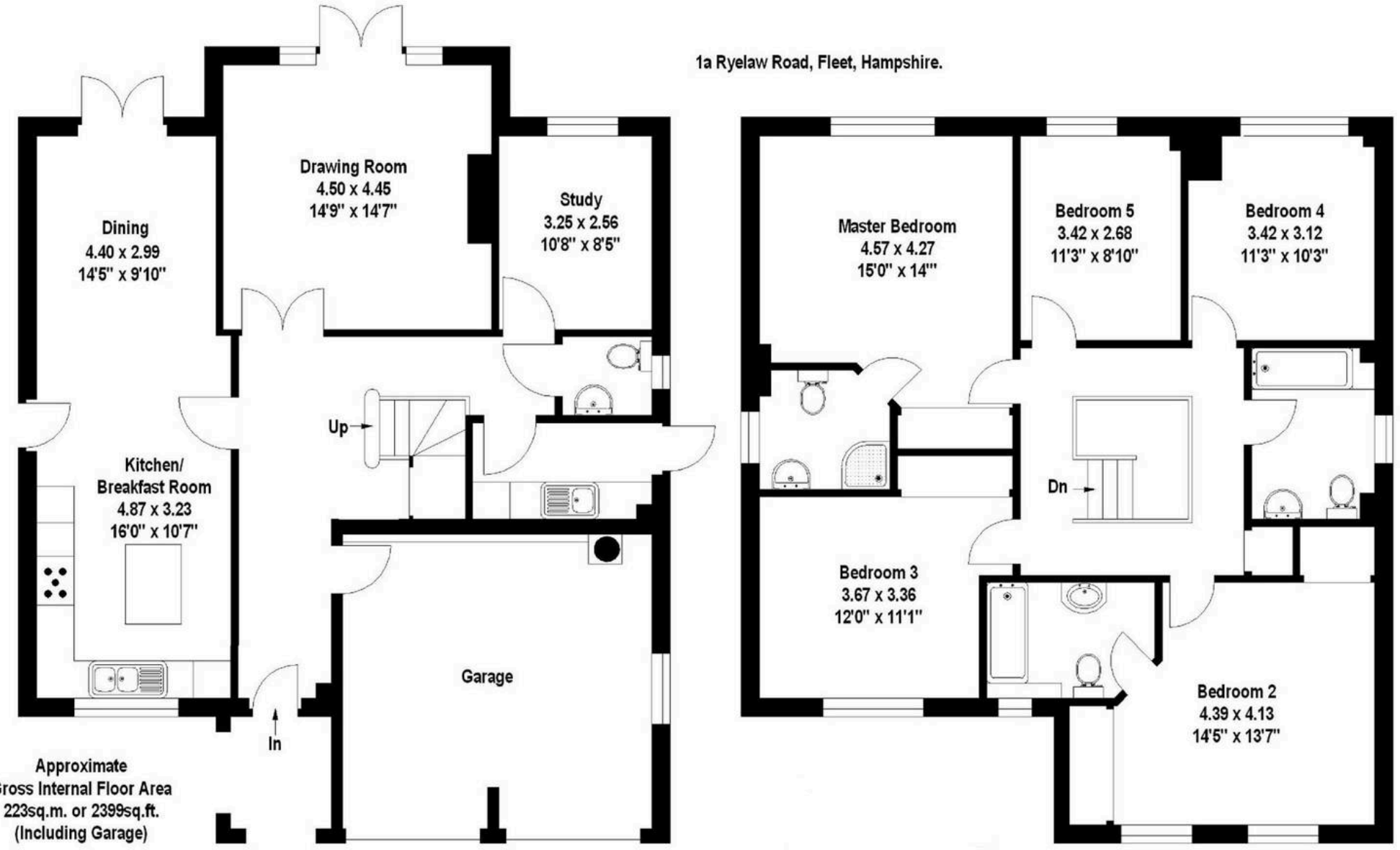
Location

Fleet has excellent commuter links with trains to London Waterloo from 43 minutes via the mainline rail station and Junction 4a of the M3 motorway linking to the M25. Fleet town centre offers comprehensive shopping and leisure facilities, schools for all age groups, churches of various denominations and various health care services.





1a Ryelaw Road, Fleet, Hampshire.



Approximate
Gross Internal Floor Area
223sq.m. or 2399sq.ft.
(Including Garage)











McCarthy Holden Fleet

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