



## 3 Heather Drive, CHURCH CROOKHAM, Hampshire GU52 6LW

Guide Price £625,000 Freehold

JIGSAW ESTATES HAMPSHIRE are delighted to present to the market, this beautifully extended and modernised family home nestled in a cul-de sac location. Conveniently located just a few minutes walk from local shops, it is also situated to many reputable schools, notably Tweseldown Infant school, Church Crookham Junior school and Court Moor Secondary school.

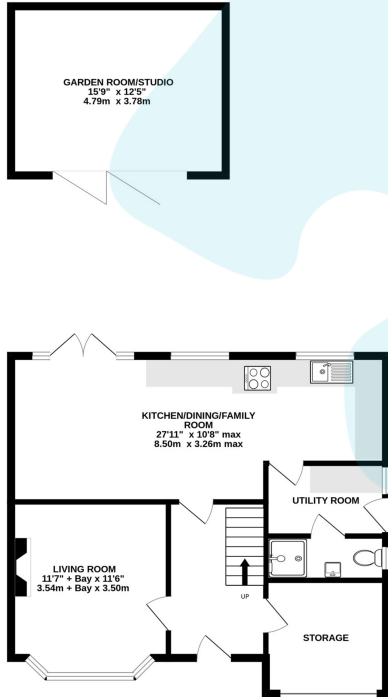
There are also excellent road links with the M3 & A3 & A30, giving easy access to London, Guildford and Basingstoke to name a few, with Farnham, Odiham and Crondall all close by.

Accommodation comprises; a spacious entrance hall, a snug living room to the front with feature bay window and log-burning stove. Across the back of the house is a stylish, open-plan kitchen/dining/sitting room. The sitting area has French doors opening out to the rear garden, whilst the contemporary kitchen has composite stone work tops, induction hobs and a vaulted ceiling and a door leading to the utility room which has a door for side access. Also downstairs is a modern, downstairs shower room and from the entrance hall is access to a storage room which previously made up part of the garage.

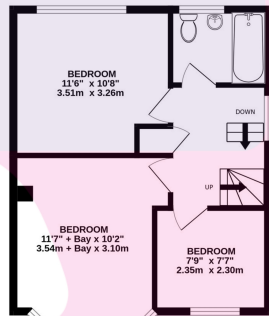




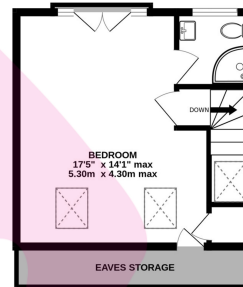
GROUND FLOOR  
832 sq.ft. (77.3 sq.m.) approx.



1ST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



2ND FLOOR  
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA : 1552 sq.ft. (144.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- A BEAUTIFULLY EXTENDED AND MODERNISED HOME
- FOUR BEDROOMS WITH ENSUITE TO MAIN BEDROOM
- OPEN-PLAN KITCHEN/DINING /SITTING ROOM
- LARGE GARDEN OFFICE WITH BI-FOLD DOORS
- COUNCIL TAX BAND = D

- CUL-DE-SAC LOCATION CLOSE TO SCHOOLS AND A FEW MINUTES WALK TO LOCAL SHOPS
- SNUG LIVING ROOM WITH LOG-BURNING STOVE
- UTILITY ROOM AND DOWNSTAIRS SHOWER ROOM
- SECLUDED SOUTH WESTERLY REAR GARDEN

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

