

Silver Park Close  
Four Bedroom Link - Detached Property



## Silver Park Close, Church Crookham, Fleet, Hampshire, GU52 6BP

### The Property

A well presented four bedroom family home with a south westerly facing garden, situated in a popular residential area in Church Crookham. The property is ideally located for local schools and shops.

### Ground Floor

The property offers over 1,300 sq. ft. of flexible accommodation over two floors. The light and airy 18 ft. living is extremally spacious and enjoys views over the garden. Accessed via the hallway the kitchen benefits from a range of fitted appliances including a dishwasher, range cooker with extractor fan above and fridge/freizzer. The current owners also converted the garage to create an additional reception which is ideal for a dining room or home office.

### First Floor

The four good sized bedrooms and family bathroom are situated on the first floor.

### Outside

The property is approached via a driveway which has parking for several vehicles.

A particular feature of the property is the attractive south westerly facing garden which is enclosed with fencing. The garden has an area of patio immediately to the rear of the property with the remainder laid mainly to lawn.

### Location

Church Crookham is a popular area of Fleet with a good selection of local amenities and is within a short distance of Fleet town centre.

Fleet has excellent commuter links by both rail and road. There are regular trains to London Waterloo taking around 43 minutes and the town is located off Junction 4a of the M3 motorway which links 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.





















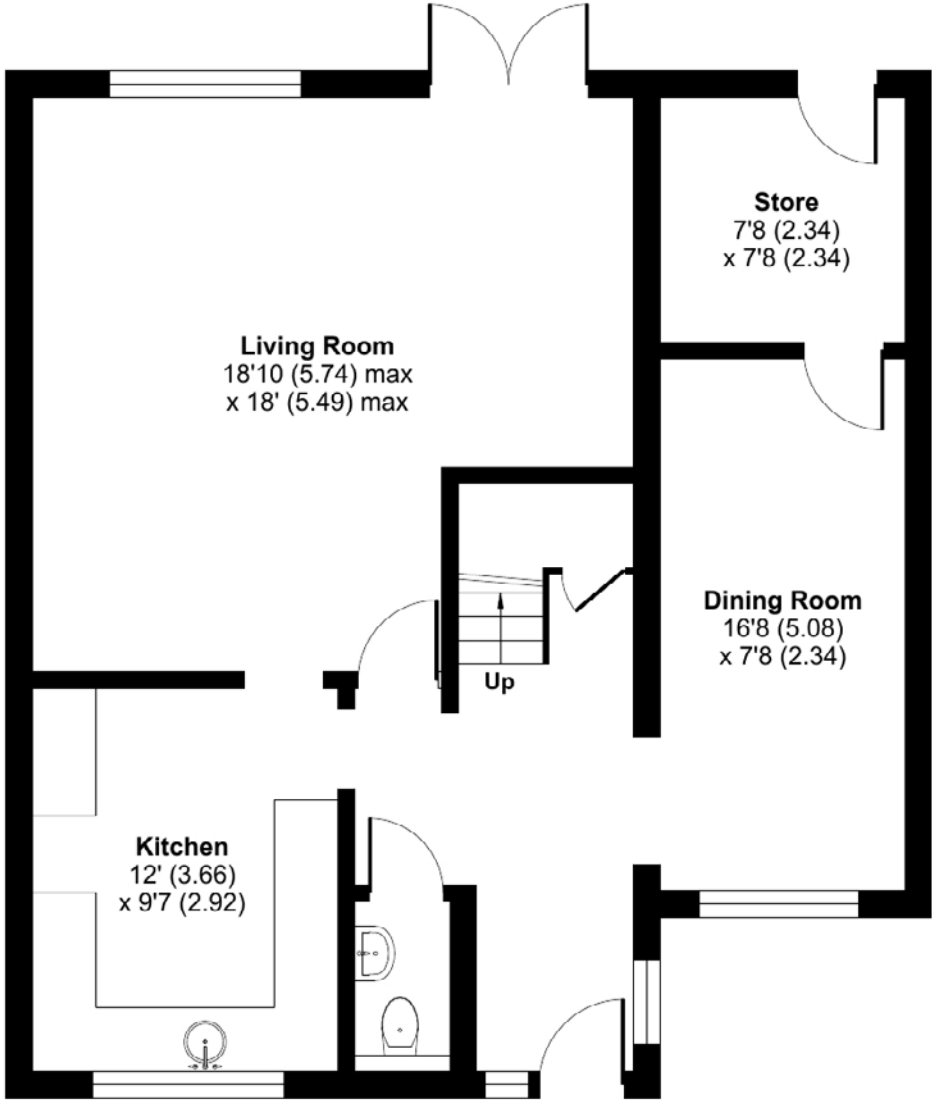




# Silver Park Close, Fleet, GU52

Approximate Area = 1360 sq ft / 126.3 sq m

For identification only - Not to scale



**Living Room**  
18'10 (5.74) max  
x 18' (5.49) max

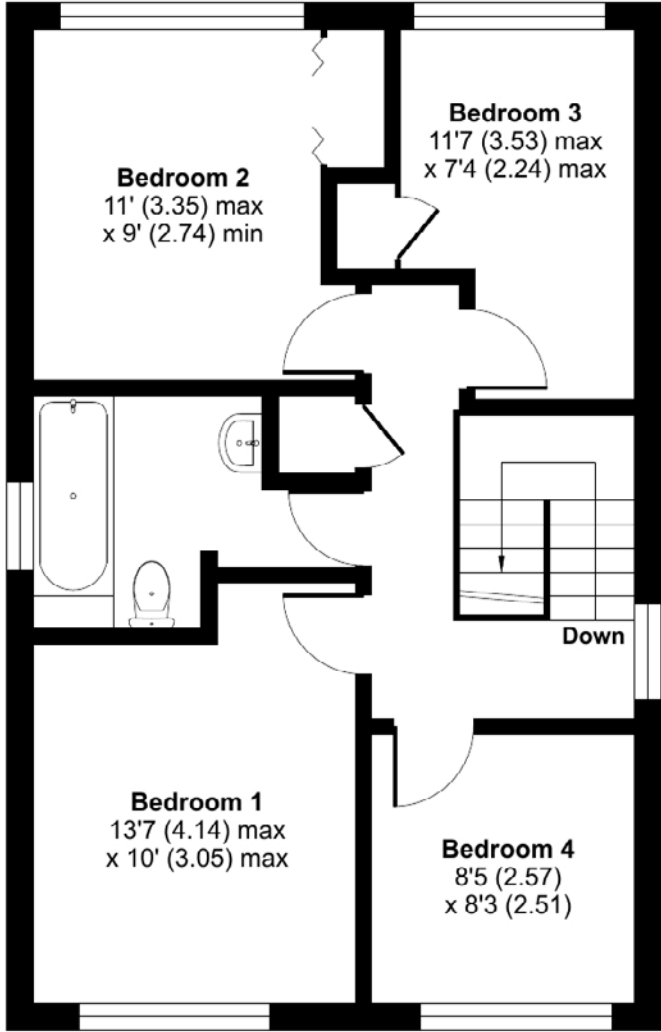
**Store**  
7'8 (2.34)  
x 7'8 (2.34)

**Dining Room**  
16'8 (5.08)  
x 7'8 (2.34)

**Kitchen**  
12' (3.66)  
x 9'7 (2.92)

Up

**GROUND FLOOR**



**Bedroom 2**  
11' (3.35) max  
x 9' (2.74) min

**Bedroom 3**  
11'7 (3.53) max  
x 7'4 (2.24) max

**Bedroom 1**  
13'7 (4.14) max  
x 10' (3.05) max

**Bedroom 4**  
8'5 (2.57)  
x 8'3 (2.51)

Down

**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for McCarthy Holden. REF: 1014826

# Places of interest

A selection of photographs showing various locations in and around Fleet are shown below.



Fleet Pond



Basingstoke Canal



Fleet Mainline Railway Station



Basingstoke Canal



Fleet High Street

## Consumer Protection Regulations

McCarthy Holden give notice that the particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR).

They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers or tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of McCarthy Holden has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. Land estimate is a guide and it has not been possible to quantify accurately.

If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Directions - Postcode GU52 6BP. Please contact McCarthy Holden for detailed directions

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment and garden ornaments etc. are specifically excluded unless mentioned.

### Viewing

Telephone sole agents  
McCarthy Holden: 01252 620640

### Services

Mains electricity, water and drainage.  
Gas Central Heating  
EPC Rating - C (69)

### Local Authority

[Hart District Council](#)  
[Council Tax Band - C](#)

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Holden 

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