



## 21 Earlsbourne, Church Crookham, CHURCH CROOKHAM,

Offers in Excess of £560,000 Freehold

JIGSAW ESTATES HAMPSHIRE are delighted to present to the market this wonderful, detached family home nestled in a non-estate, cul-de-sac location.

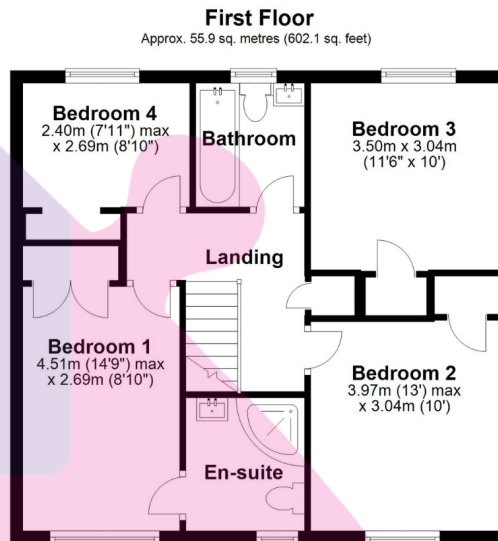
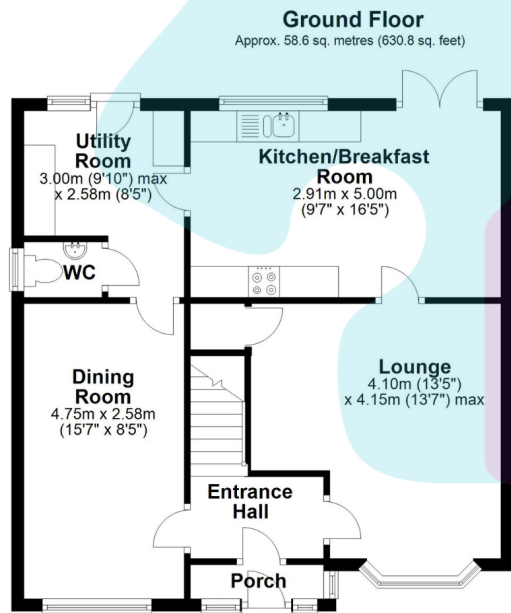
The surrounding area has a variety of open spaces, a Sainsburys local and infant school as well as access to a wealth of walking, running and cycling routes and there is a bus route to Fleet town centre, which has an array of shops, bars and restaurants. Fleet mainline station (Waterloo line), the Basingstoke Canal, Fleet pond and Hart leisure centre, are all within a short drive. There are excellent road links with the M3 & A3 & A 30, giving easy access to London, Guildford and Basingstoke to name a few, with Farnham, Odiham and Crondall all close by.

Accommodation comprises; entrance hall, living room, large dining room, an open-plan kitchen breakfast room with french doors to the westerly facing rear garden, utility room and downstairs cloakroom.

Upstairs are four generous bedrooms, the main bedroom benefitting from an en-suite shower room, and



- CUL-DE-SAC LOCATION
- UTILITY & CLOAKROOM
- COUNCIL TAX BAND = E
- FOUR BEDROOM DETACHED HOUSE
- ENSUITE SHOWER ROOM



Floorplan is for illustration purposes only. All measurements are approximate and should be verified.

Total area: approx. 114.5 sq. metres (1232.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>	69	
(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	

