

Green Leys, Fleet  
Three Bedroom Home



## Green Leys, Fleet, Hampshire, GU52 6PN

### The Property

A three bedroom semi-detached house with south facing garden and potential to extend (STPP), situated in a popular residential area in the Church Crookham area of Fleet.

### Ground Floor

The ground floor accommodation includes the entrance hallway with stairs leading to the first floor and a door giving access to the good size living room which is front aspect and is open to the dining room. The kitchen is also accessed off the living room and is fitted with a range of eye and base level units. A door from the kitchen also opens onto the garden.

### First Floor

The three bedrooms and family bathroom are located on the first floor. Bedrooms one and two have fitted cupboards whilst the bathroom is recently re-fitted with a shower.

### Outside

To the front of the property is an area of lawn, driveway parking and an extended garage measuring approx 23ft. There is also a gate giving access to the rear of the property.

A particular feature of the property is the attractive south facing garden which has a patio area to the rear of the house which can be accessed from the dining room and kitchen. There are steps up to the generous lawn area which has an arrangement of trees, shrubs, and plants. The whole garden is enclosed with fencing.

### Location

Church Crookham is a popular residential area of Fleet which local amenities and schools. 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, coffee shops, restaurants and bars, schools for all age groups, churches of various denominations and various health care services











































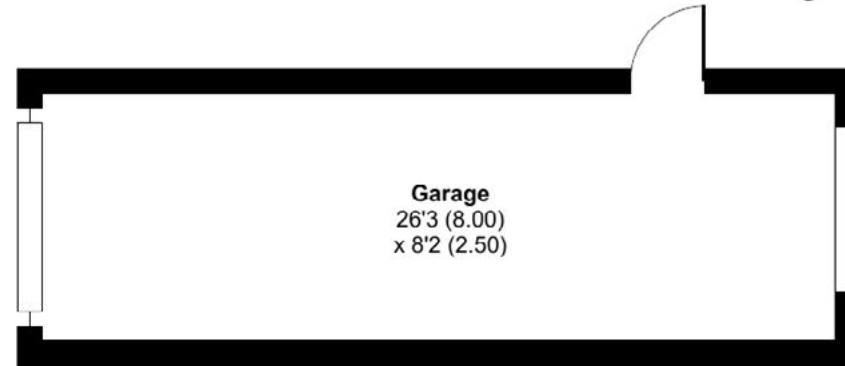
# Green Leys, Church Crookham, Fleet, GU52

Approximate Area = 814 sq ft / 75.6 sq m

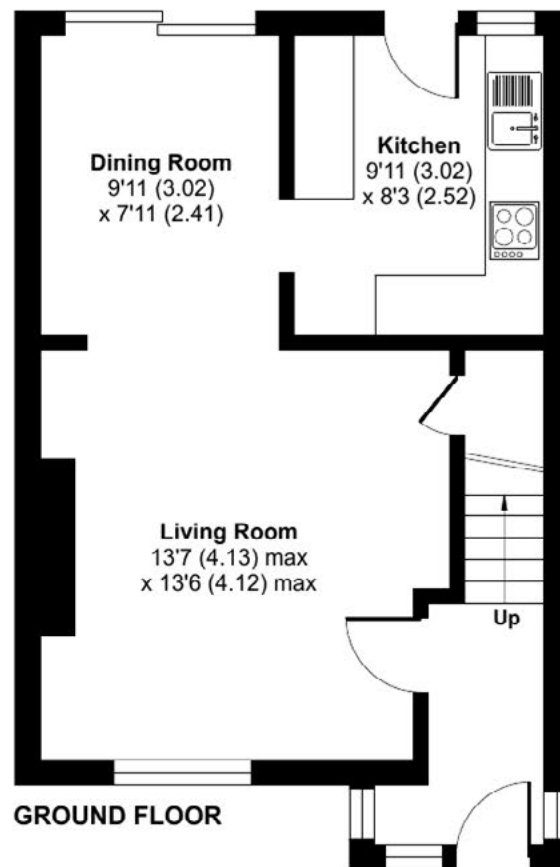
Garage = 215 sq ft / 19.9 sq m

Total = 1029 sq ft / 95.5 sq m

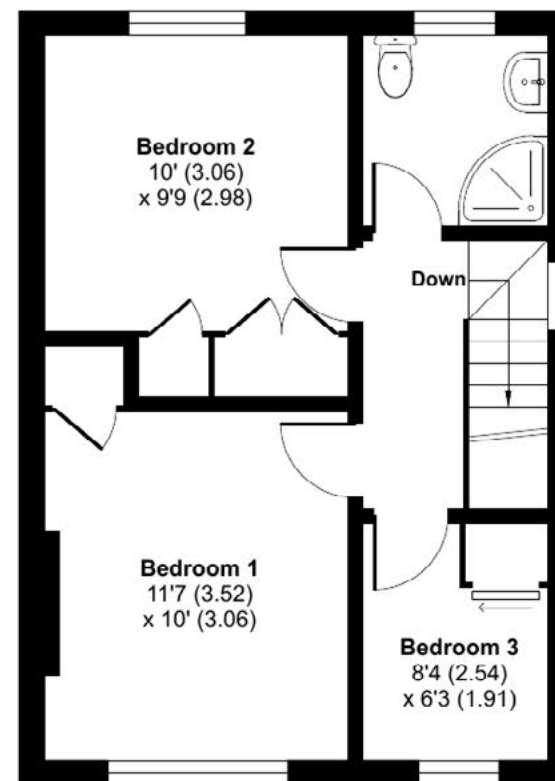
For identification only - Not to scale



**GARAGE**



**GROUND FLOOR**



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄tchecom 2025.  
Produced for McCarthy Holden. REF: 1270229



# Places of interest

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



Fleet Pond



Rail Line/Fleet Pond



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.

### Services & Material Information

Water – Mains  
 Drainage - Mains  
 Gas – Mains  
 Electric – Mains  
 Heating – Gas Central Heating

Materials used in construction - Brick, Timber Framed, Tiled roofs  
 EPC - E (54)  
 Broadband Checker - <https://www.openreach.com/fibre-broadband>  
 Mobile Signal - Unknown, depends on carrier  
 To check broadband and mobile availability please visit: <https://checker.ofcom.org.uk/>

Directions - Postcode GU52 6PN Please contact McCarthy Holden for detailed directions as this property is in a rural location.

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

Viewing  
 Telephone sole agents  
 McCarthy Holden: 01252 620640

Local Authority  
 Hart District Council  
 Tax Band D



[www.mccarthyholden.co.uk](http://www.mccarthyholden.co.uk)