

Earlsbourne, Church Crookham
Three Bedroom Detached Bungalow



Earlsbourne, Church Crookham, Fleet, Hampshire, GU52 8XG

The Property

Situated within a non-estate location, this three-bedroom detached bungalow is offered to the market with spacious and flexible accommodation throughout. Benefits to this property include driveway parking, a refitted bathroom and scope to extend STPP. The property is also offered to the market with no onward chain.

Accommodation

You are greeted into the property through a generous entrance hall which leads into the living room and offers a features views to the front. Opposite the living room is the kitchen which boasts a range of eye and base level units and a door to the garden. All three bedrooms are accessed from the hallway and enjoy views over the garden. Bedroom two further benefits from a garden room, There is also a separate re-fitted shower room.

Outside

The garden offers fantastic entertaining space, and it is mainly laid to lawn with a mixture of mature flowers, trees and shrub borders. Outside the side of the property, you will find a patio area which is ideal for al fresco dining.

To the front is driveway parking which leads to a garage.

Additional Information

Tax band is E and the local council is Hart.

Location

Church Crookham is a suburban area contiguous with Fleet town centre which is desirable due to its proximity to local amenities, schools and woodland areas.

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.

















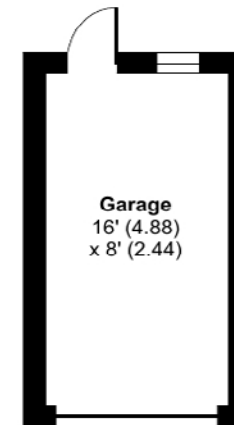
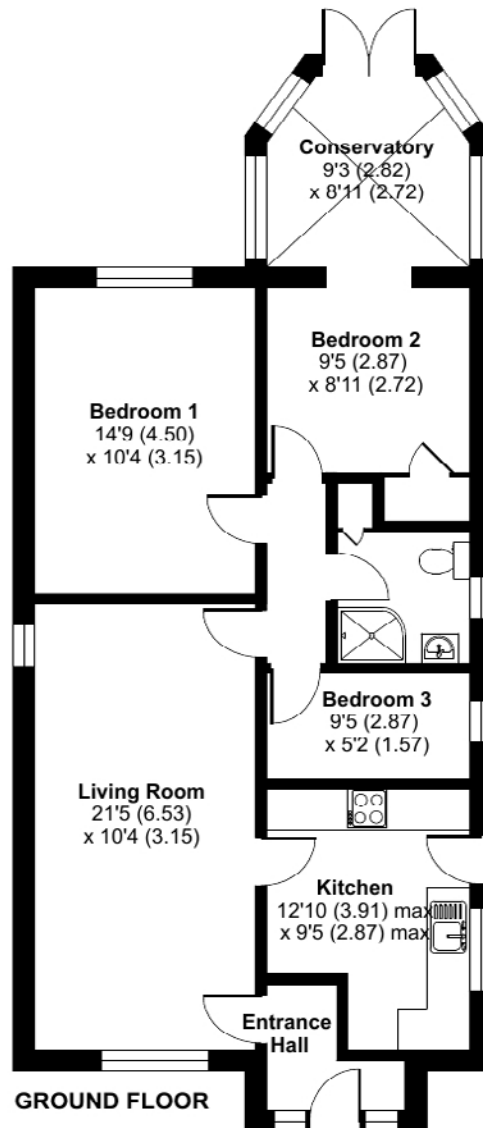




Church Crookham, Fleet, GU52

Approximate Area = 986 sq ft / 91.5 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for McCarthy Holden. REF: 1231278

Places of interest

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



Fleet Pond



Basingstoke Canal



Basingstoke Canal



Fleet Mainline Railway Station



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).

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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 8XG. 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 - D (67)

Local Authority

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



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