



16 Beaufort Road, CHURCH CROOKHAM, Hampshire GU52 6AZ

£550,000 Freehold

JIGSAW ESTATES HAMPSHIRE are delighted to present to the market, this extended home, situated on a corner plot and with direct access to Velmead Woods and with no onward chain. The property has undergone a ground floor extension with potential to extend further subject to planning permission.

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.

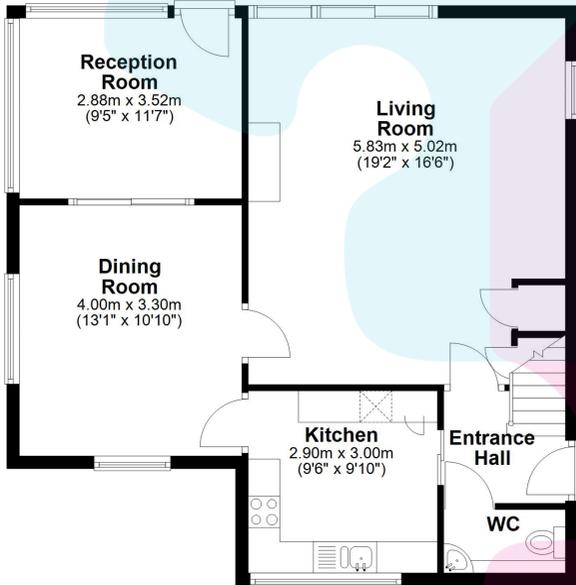
Accommodation comprises; entrance hall, downstairs cloakroom, a spacious living room with sliding doors out to the rear garden, kitchen with access through to the dining room which then has access through to the garden room. Upstairs are three bedrooms and a family shower room.



- NO ONWARD CHAIN
- CORNER PLOT WITH SECLUDED REAR GARDEN
- GARAGE AND DRIVEWAY
- THREE BEDROOM DETACHED FAMILY HOME
- GATED ACCESS TO VELMEAD WOODS

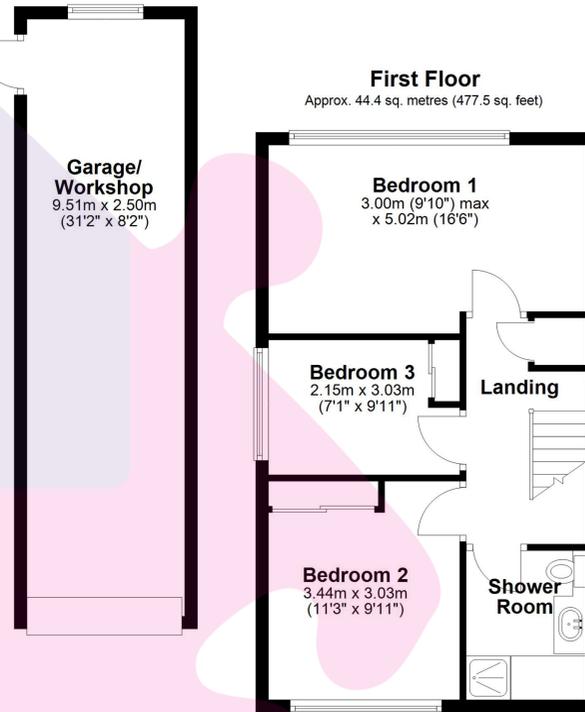
Ground Floor

Approx. 93.4 sq. metres (1005.2 sq. feet)



First Floor

Approx. 44.4 sq. metres (477.5 sq. feet)



Total area: approx. 137.8 sq. metres (1482.7 sq. feet)

Floorplan is for illustration purposes only. All measurements are approximate and should be verified. Total Floor Area includes any garages, outhouses or ancillary buildings shown on the floorplan.
EPC and Floorplan produced by WWW.G-Whis.net
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

