



Coniston Way | Church Crookham | Fleet | GU52 6RS

Offers Over £625,000

Waterford's W
Residential Sales & Lettings

Coniston Way | Church
Crookham
Fleet | GU52 6RS
Offers Over £625,000

A well-presented four-bedroom detached family home, offered to the market with no onward chain, situated in a private and sought-after cul-de-sac in Church Crookham. Boasting approximately 1,458 sq. ft. of versatile living space, the property features a spacious kitchen/dining room, en suite to the principal bedroom, south-facing private rear garden, garage and driveway parking for several vehicles. Ideally located close to excellent schools, local amenities and transport links.

- Four-bedroom detached family home
- Offered to the market with no onward chain
- Approx. 1,458 sq. ft. of spacious accommodation
- Sought-after private cul-de-sac location
- Generous open-plan kitchen/dining room
- Principal bedroom with en suite shower room
- South-facing private rear garden
- Driveway parking for several vehicles
- Integral garage with utility area
- Close to excellent schools, local amenities and transport links





Situated in a highly sought-after residential cul-de-sac in the heart of Church Crookham, this well-presented four-bedroom detached family home offers generous and versatile living accommodation extending to approximately 1,458 sq. ft., with the added benefit of no onward chain.

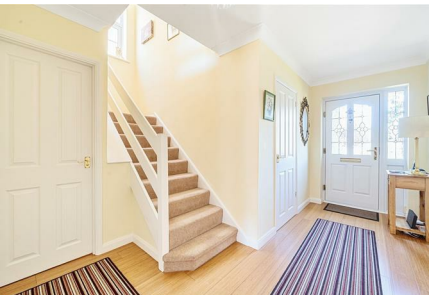
Built in the 1970s and maintained to a high standard throughout, the property provides an excellent opportunity for families seeking space, privacy and convenience in a desirable location.

Upon entering, you are welcomed by a spacious and inviting entrance hall, providing access to the principal reception rooms, downstairs cloakroom, utility room and integral garage. The accommodation is thoughtfully arranged to offer both practicality and comfort for modern family living.



A particular highlight of the home is the impressive open-plan kitchen/dining room, spanning the full width of the rear of the property. This bright and sociable space overlooks and opens directly onto the rear garden, and is fitted with a comprehensive range of units, a range cooker and integrated white goods—ideal for both everyday living and entertaining.

Upstairs, the property offers four well-proportioned bedrooms, providing ample space for growing families, guests or home working. The principal bedroom benefits from its own en suite, while the





remaining bedrooms are served by a modern family bathroom.

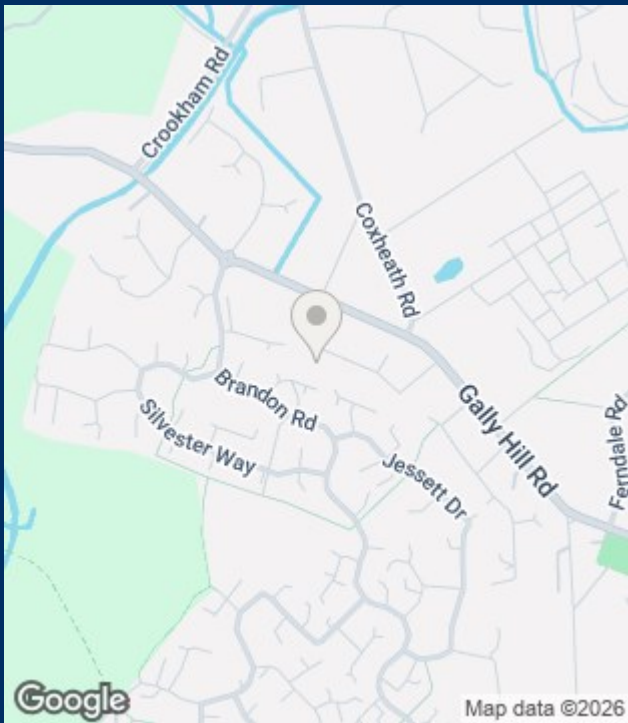
Externally, the property enjoys a private south-facing rear garden, offering an excellent degree of seclusion and the perfect setting for relaxing, entertaining or enjoying the sunshine throughout the day. To the front, the home is set back within the cul-de-sac and benefits from off-road parking for several vehicles, alongside an integral garage.

Combining a peaceful setting with spacious accommodation and excellent local amenities, this attractive family home presents a rare opportunity to secure a property in one of Church Crookham's most desirable locations.

Are you looking to buy a property in Fleet? Then Waterfords Estate Agents are here to help you. As your trusted local estate agent in Surrey and Hampshire since 1995, you can ask us any questions about Fleet and the surrounding area. Feel free to pop into our branch in the Hart Centre to talk to us or call us on 01252 623333. We look forward in assisting you with buying a home in Fleet!

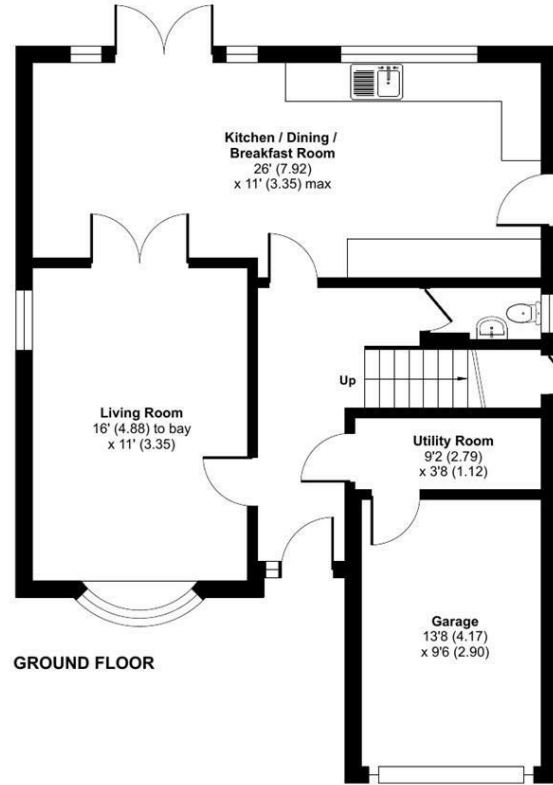
Are you wondering: how much is my house worth in Fleet? Waterfords Estate Agents can provide you with a home valuation based on the latest sales agreed for similar properties as well as valuable insights into buyers based on our extensive database. We take an analytical approach to ensuring that your property is priced correctly and ready to be sold quickly. All our advice is free and without obligation.



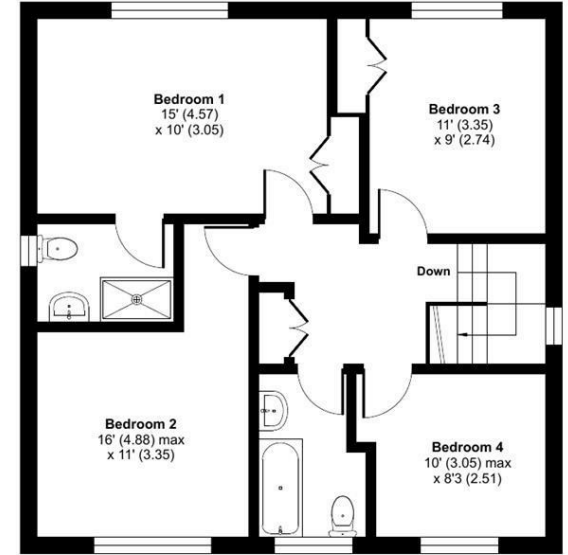


Coniston Way, Church Crookham, Fleet, GU52

Approximate Area = 1333 sq ft / 123.8 sq m
 Garage = 125 sq ft / 11.6 sq m
 Total = 1458 sq ft / 135.4 sq m
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Waterfords. REF: 1125129



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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