



MALTHOUSE CLOSE, GU52

KIER CHARLES

SURREY • BERKSHIRE • HANTS

MALTHOUSE CLOSE, GU52

A WONDERFUL FAMILY HOME POSITIONED AT THE END OF A CUL DE SAC AND HAS BEEN EXTENDED AND MODIFIED OFFERING 2,064 SQFT OF WONDERFUL ACCOMODATION.

The ground floor offers a living room with log burner, dining room with bi-fold doors, kitchen/breakfast room, utility room and w.c.

The first floor benefits from a master bedroom with ensuite and fitted wardrobes, there are three further double bedrooms with bedroom three having a mezzanine floor for a games room, and a fifth bedroom and family bathroom.

There is block paved parking and a garage, with rear access to a private rear garden which is low maintenance and a large decked area with pergola seating area ideal for summer BBQ's.

Church Crookham is based on the fringes of Fleet and offers easy reach to Farnham and surrounding villages. Highly commended schools are nearby. This desirable location offers easy reach to London via the M3 or direct train from Fleet (42 mins).

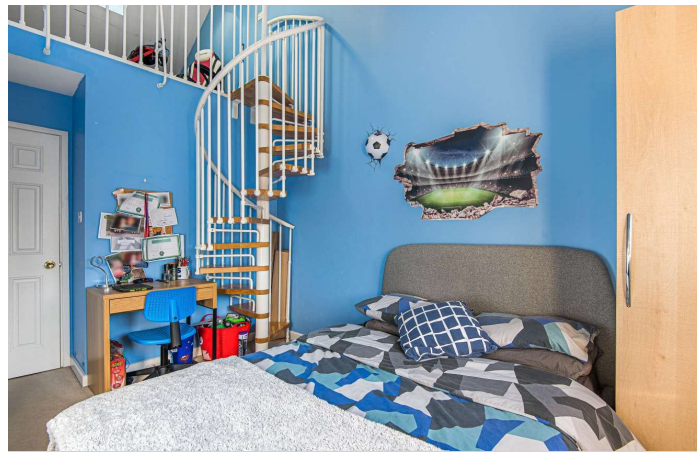
To avoid disappointment a personal viewing with Oliver is highly recommended.

- **BEDROOM WITH MEZZANINE FLOOR**
- **CUL-DE-SAC LOCATION**
- **PRIVATE GARDEN**
- **GARAGE AND DRIVEWAY**
- **GREAT SCHOOL CATCHMENTS**
- **THREE RECEPTION ROOMS**

PROPERTY INFORMATION

Postcode | **GU52 6TB**
Tenure | **Freehold**
Price | **£775,000**
Viewing | **By appointment with Kier Charles**

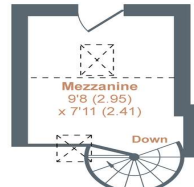




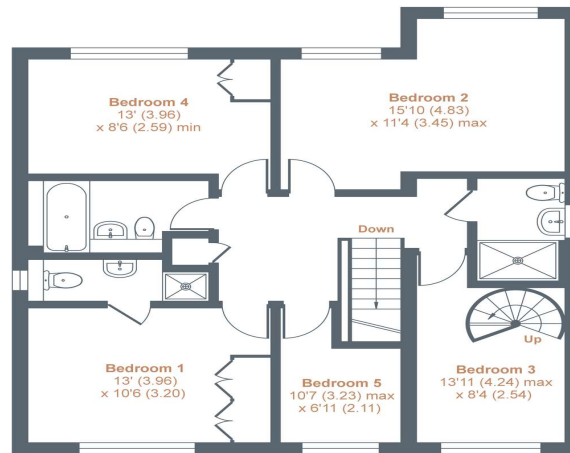
Church Crookham, Fleet, GU52

Approximate External Area = 2064 sq ft / 192 sq m (includes garage)

For identification only - Not to scale

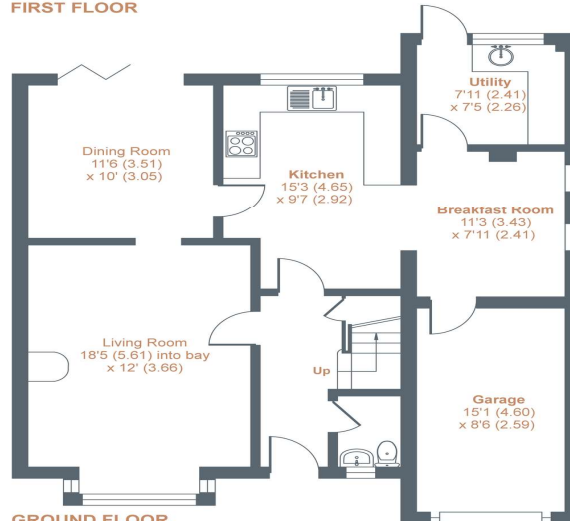


SECOND FLOOR



FIRST FLOOR

Denotes restricted head height



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Kier Charles Property Services Limited. REF: 793053



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