

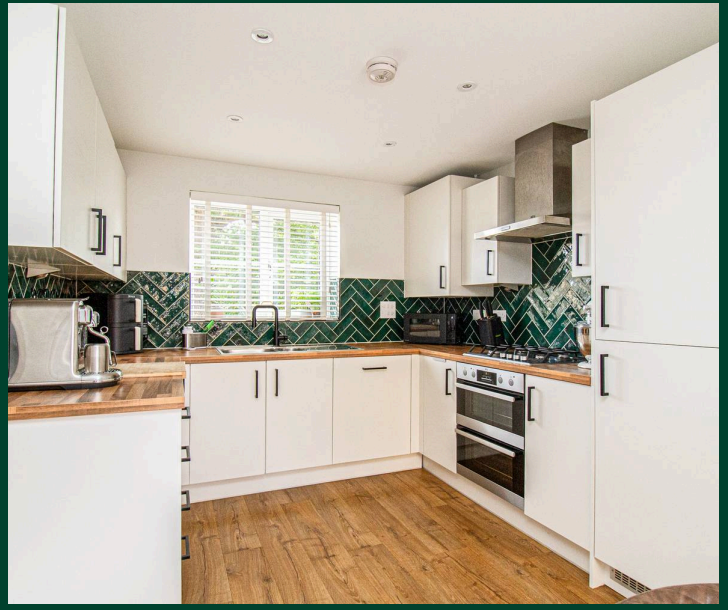
13 Byrne Avenue, Church Crookham

Fleet

McCarthy Holden

Guide Price £600,000







13 Byrne Avenue

Church Crookham, Fleet

A spacious and beautifully presented four-bedroom detached family home, ideally positioned on the popular Crookham Park development.
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Garage and Driveway Parking
- En Suite to Bedroom One
- Crookham Park Development
- Two Reception Rooms
- Close to Local Primary Schools
- Close to SANG Land

McCarthy Holden









The Property

A spacious and beautifully presented four-bedroom detached family home, ideally positioned on the popular Crookham Park development, overlooking an attractive area of green space.

The property enjoys a particularly convenient setting, with local amenities, excellent countryside walks, SANGS land and primary schools all close by.

Ground Floor

On entering, the welcoming hallway leads to a bright and spacious kitchen/dining room. The kitchen is well equipped with modern appliances and provides ample space for both everyday family life and entertaining. Double doors open directly onto the rear garden, creating a lovely connection between the indoor and outdoor living spaces.

The generous sitting room is flooded with natural light, with French doors opening onto the southerly facing rear garden. To the front of the property, a separate study provides an ideal home-working space, while a cloakroom completes the ground floor accommodation.

First Floor

Upstairs, there are four bedrooms, with the principal bedroom benefiting from an en-suite shower room. There is also a family bathroom. Bedroom four is currently arranged as a dressing room, but could easily be used as a bedroom, nursery or additional home office, depending on individual requirements.

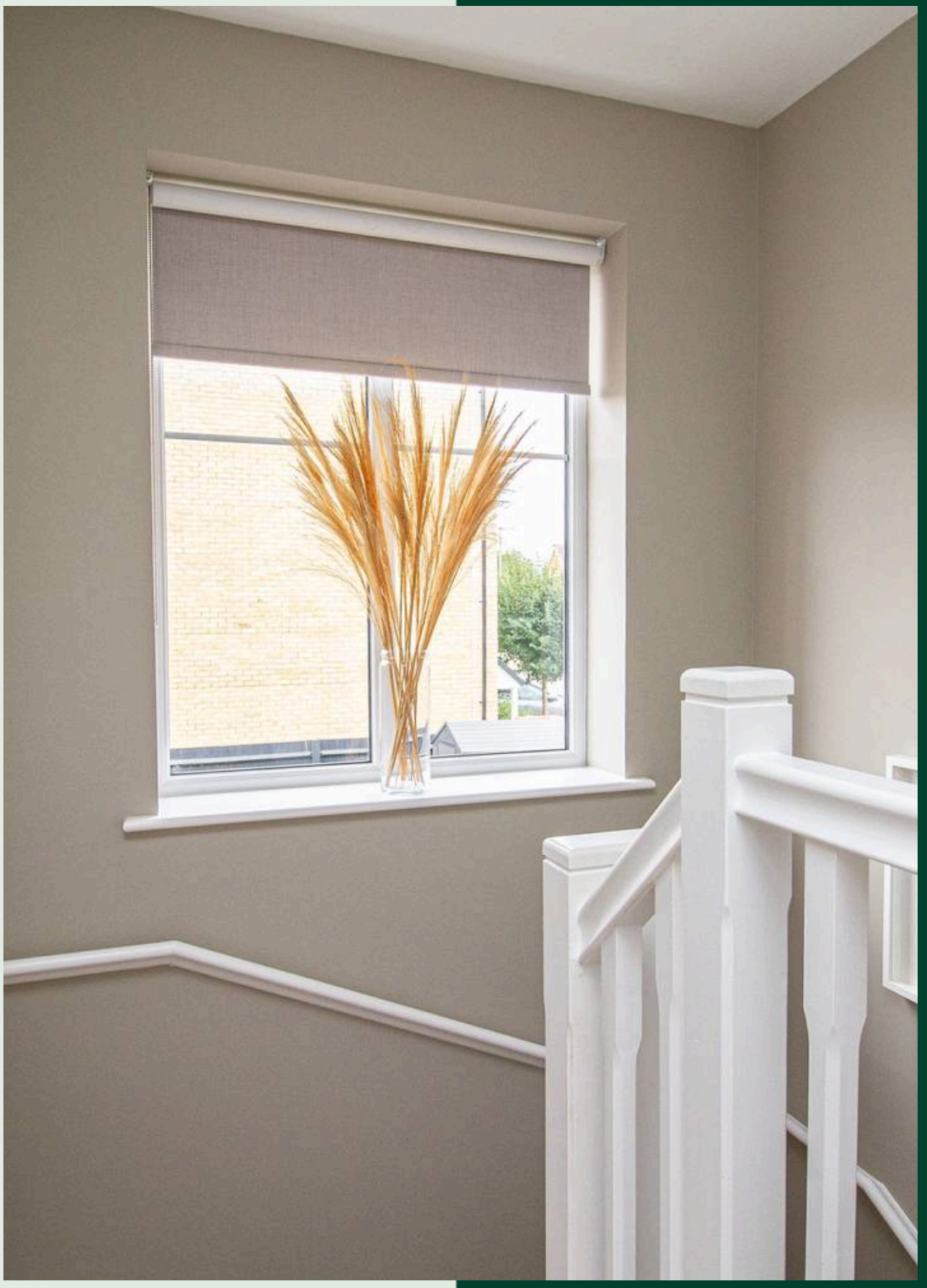
Outside

The enclosed rear garden has been thoughtfully designed for ease of maintenance and entertaining. A porcelain paved patio spans the width of the property, incorporating a seating area and pergola, with the remainder laid to AstroTurf, creating a practical and attractive outdoor space.

To the front, a private driveway provides parking for two cars and leads to the single garage.

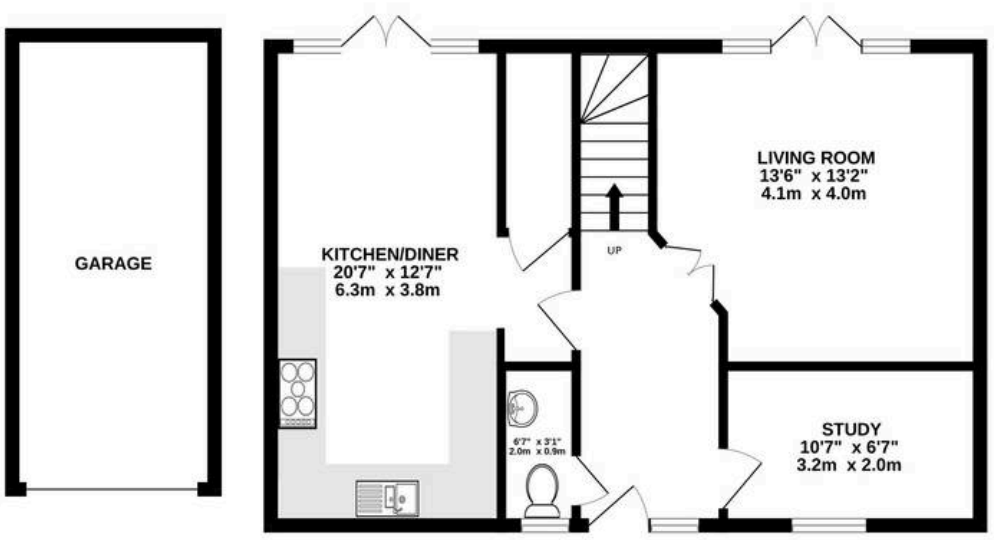
Location

Crookham Park is well regarded for its attractive surroundings, with generous areas of green space and direct access to SANGS land, providing a network of countryside walks towards Ewshot. The development also benefits from a range of everyday amenities, including a local primary school, community centre and Sainsbury's Local.

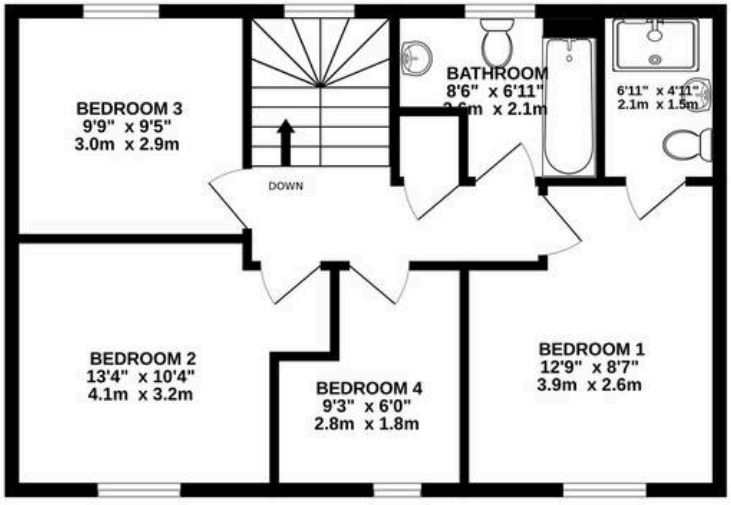




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026











McCarthy Holden Fleet

McCarthy Holden Estate Agents, 110 Fleet Road - GU51 4PA

01252 620640 • fleet@mccarthyholden.co.uk • www.mccarthyholden.co.uk/

These particulars are provided in good faith under the Consumer Protection from Unfair Trading Regulations 2008 and are for guidance only. They do not form part of any contract. No survey has been carried out, and services or fittings have not been tested. Photos and floor plans are illustrative; items shown may not be included. Buyers/tenants must verify all details. Fixtures & Fittings: Excluded unless specifically stated.