

HOWLANDS

SALES & LETTINGS

Established 2009



9 Suffolk Close, Bagshot, Surrey, GU19 5RD

£425,000

Tenure: Freehold

EPC Rating: D

Council Tax Band: E

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PROTECTED

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SUMMARY: A well presented three bedroom semi detached house built by Heron Homes and located in a cul de sac position on the popular Connaught park. The property has been altered and extended including rear part of garage converted to provide an excellent size kitchen/breakfast room. Comprising an entrance with cloakroom, spacious living room, dining room and a family room. The property has gas heating with radiators and double glazed windows. Upstairs provides two double bedrooms both with fitted wardrobes, a single bedroom and a luxury bathroom. The rear garden has a large patio area with large covered pergola sitting area and is an ideal space for entertaining and BBQ's. Viewing is recommended!

LOCAL INFORMATION: Bagshot village has a good range of shops including a Cooperative supermarket, Post office, first and middle schools, pubs, restaurants/takeaways and the railway station. Close by at Earlswood Park there is a large Waitrose supermarket with a cafe. The Bagshot area also has excellent access onto the M3 motorway and A322 (Bracknell Road), and A30 (London Road) networks.

A front door leads to an **ENTRANCE PORCH:** Double glazed window, artex ceiling.



CLOAKROOM: Double glazed window, radiator, low level WC, vinyl flooring, wash hand basin.

LIVING ROOM: Wide front aspect double glazed window, coved and artex ceiling, radiator, wood laminate flooring, fireplace with electric fire, archway to:

DINING ROOM: Plain ceiling, radiator, double glazed window, wall mounted Worcester boiler for heating, and hot water, wood laminate flooring, door to:

FAMILY ROOM: Continuation of wood laminate flooring, double glazed patio sliding door, radiator, plain ceiling, under stairs cupboard.

LARGE KITCHEN/BREAKFAST ROOM: An excellent size room with ceramic tiled flooring, under floor heating, artex ceiling with down lighting, breakfast bar area, base and wall cupboards, spaces for a fridge/freezer



and washing machine, worktops with tiled splash backs, double glazed window, built-in Neff double oven, five ring gas hob and with cooker hood above, integrated Neff dishwasher, double glazed door, door to store room.

Stairs from corner of living room to the **LANDING:** down lights, loft hatch with pull down ladder (The loft is about 2/3rd boarded), airing cupboard with hot water tank and linen shelves.

BEDROOM ONE: Attractive wide double glazed bay window, radiator, coved and artex ceiling, built-in wardrobe cupboard with hanging and shelf storage space, radiator.

BEDROOM TWO: Coved and artex ceiling, double glazed window overlooking the garden, radiator, built-in wardrobe cupboard with hanging and shelf storage space, wood laminate flooring.

BEDROOM THREE: A single bedroom with radiator, double glazed window, down lighting, artex ceiling.

BATHROOM: Panel enclosed bath with wall mounted Aqualisa shower unit, fully tiled walls to bath area and half tiled to remaining walls, low level WC, wash hand basin with mixer tap, bathroom cabinet with light and integrated shaver socket, towel radiator, double glazed window.

OUTSIDE:

REAR GARDEN: Extensive patio area with covered pergola area being ideal for entertaining and BBQs, private garden, water tap, gate and steps lead up to a gravel area with timber garden shed, outside lights.

FRONT GARDEN: Driveway parking, attractive steps and gravel leading to the front door.



STORE ROOM/FORMER GARAGE: Electric roller door, fuse box and electric meter.

COUNCIL TAX BAND: E (PAYABLE £2,683.24 2022/23)

** Please contact us before viewing: If there is something of special importance to you, we can provide you with further information or make enquiries. This could be especially important if you are coming some distance to view.*

** Although these details are believed to be correct, they are not guaranteed. Purchasers should satisfy themselves as to their accuracy.*

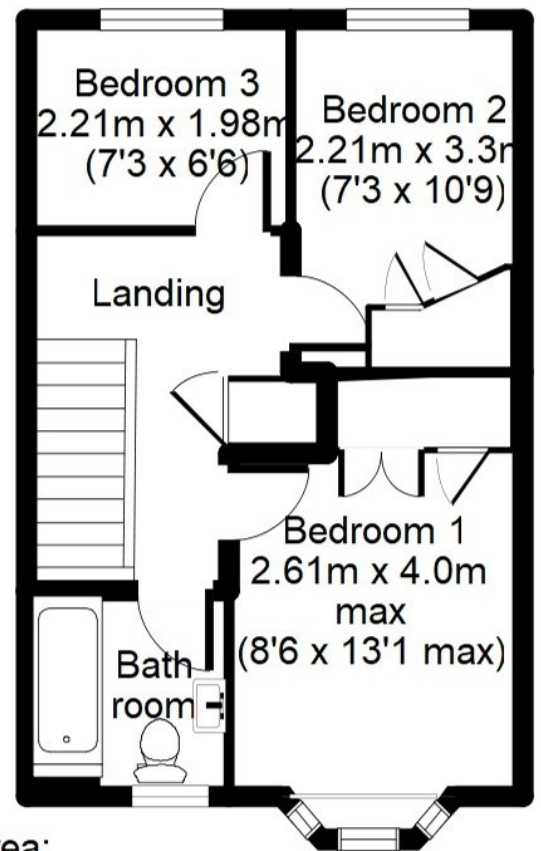
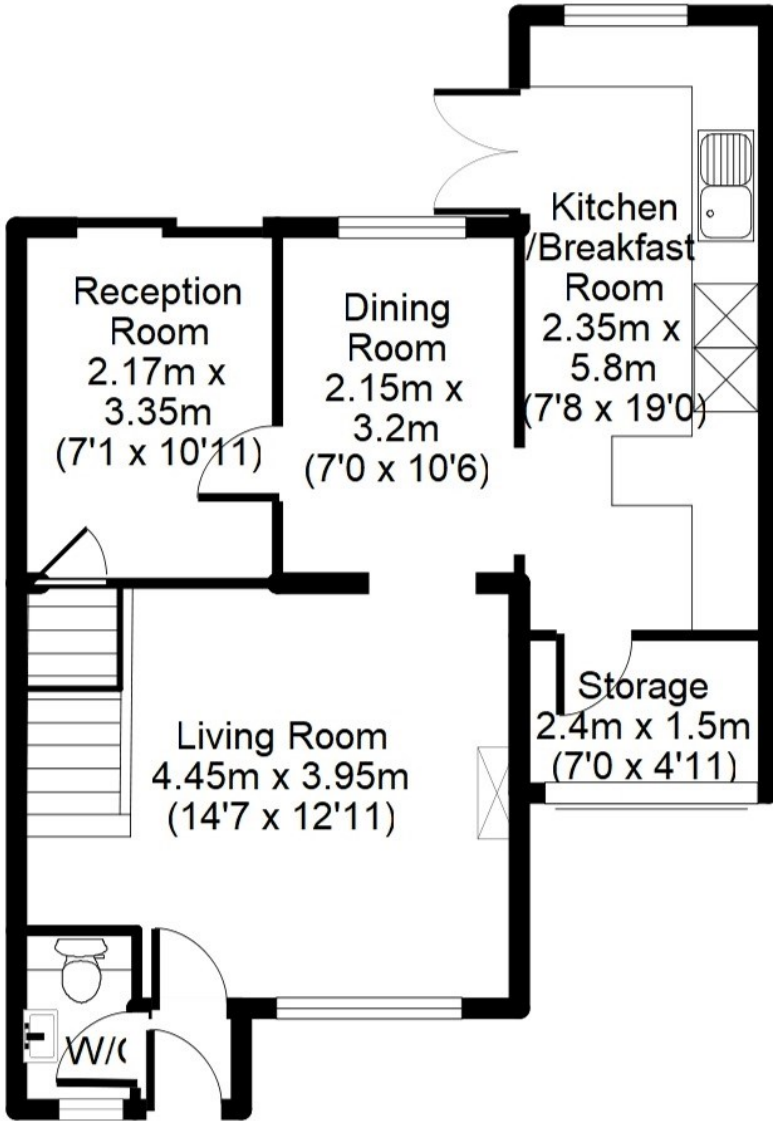
** Any electrical and gas appliances are not tested.*

** Sizes given are maximum approximate dimensions.*





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | | |
| 55-68 | D | 65 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Approx. Total Floor Area:
84 Sq M = 904 Sq Ft
(Includes Storage Area)

Floorplan is for Illustration purposes only.
All measurements are approximate and should be verified.