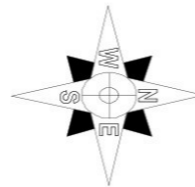


Total Floor Area: 107 Sq M = 1151 Sq Ft  
(Includes Garage)

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Green Lane, Bagshot, Surrey, GU19 5NL**

**Asking Price £495,000**

**Tenure: Freehold**

**EPC Rating: D**

**Council Tax Band: D**



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With outside courtesy light, attractive double glazed front door with glazed side panels to:

**ENTRANCE HALL:** Wood laminate flooring, radiator, plain ceiling, under stairs cupboard with fuse box and electric meter, further deep coats cupboard and with Honeywell programmer.

**CLOAKROOM:** Low level WC, wash hand basin, double glazed window, continuation of the wood laminate flooring.

**KITCHEN:** 10'2 x 8'10 (3.10m x 2.70m). Glazed door to the kitchen, base and wall cupboards, attractive granite worktops with inset sink unit with mixer tap, double glazed window, wood laminate flooring, space for an upright fridge/freezer, built-in Samsung oven, four ring gas hob and cooker hood above, built-in Hotpoint dishwasher, door to outside store/utility area.

**SUMMARY:** A spacious and superbly presented three bedroom semi detached house located in a popular residential area and just a short walk of Connaught Middle School, which is situated just at the top of Green Lane. Comprising a spacious entrance hall with wood laminate flooring and a cloakroom, modern and well equipped kitchen with granite worktops, spacious lounge/dining room and conservatory. Upstairs provides two double bedrooms, a good size single third bedroom and a luxury refitted bathroom in 2020. The property has double glazed windows and a Vaillant gas fired boiler for heating and hot water. There are also air conditioning units in the lounge and bedroom one. New carpets fitted in 2021. The landscaped garden is a good size and is attractive with raised flower and shrub borders. Viewing is highly recommended!

**LOCAL INFORMATION:** Bagshot village has a good range of shops including a Cooperative supermarket, Post office, first and middle schools, pubs, restaurants and takeaways and the railway station which has direct commuter morning and return time train services to London (Waterloo). There is also a 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.



**LOUNGE/DINING ROOM:** Living Area 12'5 x 12'4 (3.80m x 3.76m). Plain ceiling, front aspect double glazed bay window, **Dining Area:** 10'6 x 9'9 (3.20m x 2.98m) radiator, wall mounted air conditioning unit, double glazed sliding door to the:

**CONSERVATORY/FAMILY ROOM:** 9'10 x 9'2 (3.00m x 2.80m). Double glazed sliding patio door, radiator.

Stairs from entrance hall leading to **LANDING:** Plain ceiling, loft hatch (partially boarded), airing cupboard with hot water tank and linen shelves, double glazed window.

**BEDROOM ONE:** 13'1 x 11'9 max (4.00m x 3.60m). Front aspect double, radiator, plain ceiling, wall mounted air conditioning unit, excellent range of built-in wardrobe cupboards with hanging and shelf storage space.



**BEDROOM TWO:** 11'9 max x 8'9 (3.60m x 2.67m). Rear aspect double glazed window with fitted shutters, radiator, wardrobe with hanging and shelf storage space.

**BEDROOM THREE:** 8'4 x 6'11 (2.55m x 2.11m). Front aspect double glazed window with radiator.

**BATHROOM:** A refitted bathroom in 2020 with attractive fully tiled walls, marble wash basin with mixer tap, LED mirror, low level WC, vanity units and drawers, panel enclosed bath with shower screen and wall mounted shower unit, ceramic tiled flooring, double glazed window.

**OUTSIDE:**

**REAR GARDEN:** Wide patio area ideal for entertaining and BBQ's, the garden has been fully landscaped with attractive raised flower and shrub borders with railway sleepers. Laid to lawn. Side access gate to the front.



**GARAGE:** 24'7 x 8'6 (7.50mx 2.60m). Wall mounted Vaillant gas fired boiler for the heating and hot water.

**WORKSHOP:** 8'6 x 5'8 (2.59mx 1.73m).

**FRONT GARDEN:** Lawn with flower and shrub borders, driveway parking for two cars.

**COUNCIL TAX INFORMATION:** The property is in **Council Tax band D = £2,268.06** payable for year (2023/24).

*\* 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.*

