



TOTAL APPROX. FLOOR AREA 638 SQ.FT. / 59.4 SQ.M.

This plan is for layout guidance only. Not drawn to scale. For information purposes only. Windows and door openings area approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions before making any decisions reliant upon them.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 87 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 67 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**Horsebrass Drive, Bagshot, Surrey, GU19 5RB**

**Asking Price £385,000**

**Tenure: Freehold**

**EPC Rating: D**

**Council Tax Band: D**



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**\* SUMMARY \*** A well presented end of terrace property built by Heron Homes in 1988. This two double bedroom home is located in a cul de sac position on the popular Connaught Park. Comprising an entrance hall with cloakroom, front aspect well equipped kitchen and a generously sized living room with attractive spiral staircase to the 1st floor. The property has fully double glazed windows and gas fired Glow Worm boiler for heating and hot water. Upstairs provides two double bedrooms and a three piece family bathroom with shower over the bath. Outside provides a spacious private rear garden with additional space to the side of the house, which offers potential for side extension subject to planning permission. There are residents parking bays available. An ideal purchase for first time buyers. 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/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.



An outside storage cupboard with electric fuse box, electric and gas meters, front door to: **ENTRANCE HALL:** Wood laminate flooring.

**CLOAKROOM:** Low level WC, wash hand basin, radiator, continuation of the wood laminate flooring, half tiled walls, extractor fan.

**KITCHEN:** 10'5 x 6'5 (3.20m x 2.00m). With wide front aspect double glazed window, worktops with tiled splash backs, base and wall cupboard, stainless steel sink, space for a fridge, washing machine and slim dishwasher, four ring Neff gas hob, built-in Bosch oven, stainless steel Neff cooker hood, cupboard with wall mounted gas fired Glow Worm boiler, ceramic tiled flooring, radiator.



**LIVING ROOM:** 16'6 x 12'10 (5.00m x 3.90m). A spacious room with two radiators, two double glazed windows, double glazed patio doors with view of the garden.

Spiral staircase from corner of living room to the **LANDING:** Loft hatch (pull down ladder and partially boarded), airing cupboard with hot water cylinder tank, linen shelves and programmer for heating and hot water), attractive wood laminate flooring.

**BEDROOM ONE:** 12'8 x 11'2 max (3.90m x 3.40m max). Front aspect double glazed window, radiator, range of built-in wardrobe cupboards along one wall with hanging and shelf storage space, wood laminate flooring.

**BEDROOM TWO:** 11'4 x 8'1 (3.50m max x 2.50m). Rear aspect double glazed window, radiator, built-in wardrobe with hanging and shelf storage.

**BATHROOM:** A white suite with low level WC, wash hand basin with vanity unit under, mirror medicine cabinet, electric shaver point, panel enclosed bath with shower screen, wall mounted shower unit with hand shower, attractive tiled flooring, radiator.

**OUTSIDE:**

**REAR GARDEN:** Wide patio area ideal for entertaining and BBQs, with steps leading up to a lawn area, side area with continuation of the patio, outside water tap, side access gate.

**FRONT GARDEN:** Lawn with flower and shrub borders.



**PARKING:** There are residents parking spaces at the front.

**COUNCIL TAX BAND: D (PAYABLE £2,268.06 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.**

