



Approx. gross internal floor area 793 SQFT / 73.7 SQM
 Approx. gross external floor area 946 SQFT / 87.9 SQM

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

* 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 based on the floorplan.



Horsebrass Drive, Bagshot, Surrey, GU19 5RB

Offers in excess of £360,000

Tenure: Freehold

EPC Rating: D

Council Tax Band: D



Howlands Sales & Lettings Ltd, 35 High Street, Bagshot, Surrey, GU19 5AF

Tel: 01276 477298 E-mail: info@howlands-property.co.uk

Registered in England & Wales. Company No: 08425452

VAT Registration No: 104 9669 02

Registered Office Address: 125 High Street, Odiham, Hook, Hampshire, RG29 1LA



SUMMARY: A well presented and extended end of terrace house 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 and a wide opening through to an excellent size dining room. The property has double glazed windows and gas fired heating with radiators with a Potterton boiler for the heating and hot water. Upstairs provides an excellent main front double bedroom with built-in wardrobes and a second double bedroom with rear garden views. There is also a luxury bathroom with an Aqualisa shower over the bath. The rear garden is a sunny aspect with attractive artificial grass, a raised garden area ideal for entertaining and BBQs. There is a residents parking area at the front. An ideal purchase for first time or rental investment 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.

Outside cupboard with wall mounted Potterton gas boiler, fuse box, electric and gas meters, covered entrance with outside courtesy light, front door to the **ENTRANCE HALL** with wood flooring, door to:

CLOAKROOM: Low level WC, wash basin.

KITCHEN: 10'5 x 6'4 (3.18m x 1.93m). Base and wall modern cupboards, worktops with tiled splashbacks, sink with mixer tap, double glazed front aspect window, built-in Bosch oven, four ring electric hob with cooker hood above, space for a washing machine and a fridge/freezer.

LIVING ROOM: 16'7 x 12'11 (5.05m x 3.94m). Attractive wood flooring, wide opening through to;

DINING ROOM: 12'6 x 8'10 (3.81m x 2.69m). Wide double glazed windows, double glazed French doors to garden, wall mounted electric heater, wood laminate flooring.

Spiral staircase to the **LANDING:** Airing cupboard with hot water tank and linen shelves.

BEDROOM ONE: 13'8 x 11'1 (4.17m x 3.38m). Built-in wardrobes.

BEDROOM TWO: 8'7 x 8'2 (2.62m x 2.49m). An excellent size double bedroom, built-in wardrobes along one wall.

BATHROOM: Attractive tiled walls with panel enclosed bath with wall mounted Aqualisa shower unit, shower screen, wash hand basin with mixer tap, low level W, down lighting.

OUTSIDE:

REAR GARDEN: Attractively landscaped with artificial grass for low maintenance, steps up to the raised garden area ideal for entertaining and BBQs, side access gate to the front.

FRONT GARDEN: Mature flower and shrub borders.



PROPERTY KEY FACTS

Council Tax: D (£2,268.06 2023/24)

Local Authority: Surrey Heath Borough Council

Flood Risk: Very Low

Conservation Area: No

Property Type: End of Terrace House

Construction: Brick built

Parking: Residents parking area

Year Built: 1988 approx.

UTILITIES

Electricity Supply: Yes

Water Supply: Yes

Sewerage: Mains

Heating: Gas Boiler with radiators

BROADBAND & MOBILE

Predicted Broadband Speeds:

Basic: 16 Mbps

Superfast: 51 Mbps

Ultrafast: 8000 Mbps

Satellite/Fibre TV Availability

BT: ✓

Sky: ✓

Virgin: ✗

Mobile Coverage Ratings:

EE: ●

Vodafone: ●

Three: ●

O2: ●