



**Heywood Drive, Bagshot, Surrey, GU19 5DL**

**£800,000 - Freehold**

**\* NO ONWARD CHAIN \*** A superbly presented four bedroom detached property, built in the 1990s and located in the quality Heywood Drive area. Built by the well known Charles Church builders. Comprising an entrance hall with cloakroom, L-shaped breakfast/family room leading to a well equipped kitchen with built-in appliances. There is also a spacious L shaped living room with dining room. Upstairs provides a main bedroom one with built-in wardrobes and an ensuite shower room. There are two further double bedrooms with fitted wardrobes, a good size single fourth bedroom and a luxury family bathroom. The property has gas heating with radiators and double glazed windows.

**LOCAL INFORMATION:** Bagshot village has a good range of shops including a Post office, Cooperative supermarket, 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). 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 double glazed front door to the entrance porch with inner door to: **ENTRANCE HALL:** Plain ceiling with coving, attractive tiled flooring, under stairs cupboard, radiator.

**CLOAKROOM:** Low level WC, towel heater, designer wash basin, mirror, half tiled walls.

**BREAKFAST/FAMILY ROOM:** 18'1 max x 17'4 max (5.51m x 5.28m). Continuation of the tiled flooring, plain ceiling with down lighting, built-in cupboards, wall lights, upright radiator, double glazed bay window, open plan through to:

**KITCHEN:** 12'1 x 11'2 (3.68m x 3.40m). Extensive range of base and wall cupboards with granite work surfaces, cabinet under lighting, built-in washing machine, tumble dryer and dishwasher, integrated fridge and freezer, built-in double oven, five ring gas hob with cooker hood above, attractive Velux windows, sink unit with mixer tap, double glazed window, double glazed patio door to garden.

**LIVING ROOM:** 20'3 x 11'11 (6.17m x 3.63m). Wide front aspect double glazed window, two radiators, fireplace with log burner, wood flooring, double glazed French doors to garden, open plan to:

**DINING ROOM:** 10'4 x 8'5 (3.15m x 2.57m). Continuation of the wood flooring, radiator, double glazed window.

Stairs from entrance hall to the **LANDING:** Loft access hatch.

**BEDROOM ONE:** 12'7 x 11'5 (3.84m x 3.48m). Rear aspect double glazed window, radiator, built-in wardrobes, door to: **ENSUITE SHOWER ROOM:** Shower cubicle, fully tiled walls, low level WC, wash basin, double glazed window.

**BEDROOM TWO:** 17'7 max x 15'10 max (5.36m x 4.83m). An L-shaped and dual aspect room with three double glazed windows, three radiators, built-in wardrobes, wood laminate flooring.

**BEDROOM THREE:** 11'9 x 8'6 (3.58m x 2.59m). Front aspect double glazed window, radiator, fitted wardrobes.

**BEDROOM FOUR:** 11'2 x 7'5 (3.40m x 2.26m). Front aspect double glazed window, radiator.

**BATHROOM:** A white suite with panel enclosed bath with wall mounted shower unit, shower screen, double glazed window, low level WC, wash basin with mixer tap, mirror, tiled flooring, extractor.

#### **OUTSIDE:**

**FRONT GARDEN:** Double driveway, lawn with flower and shrub borders.

**REAR GARDEN:** Wide patio area ideal for entertaining and BBQs, lawn, raised flower and shrub borders, storage shed, side access with gate.

**\* PLEASE NOTE: PHOTOS TAKEN 6th January 2023**

**EPC RATING: C**

**COUNCIL TAX: F**



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**Approx. gross internal floor area 1613 SQFT / 149.8 SQM**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

- \* 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		83   B
69-80	C	72   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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