



Elizabeth Avenue, Bagshot, Surrey, GU19 5NX

£575,000 - Freehold

*** NO ONWARD CHAIN *** We are pleased to offer for sale this well presented linked detached house with four bedrooms and providing excellent family accommodation. Comprising an entrance hall with cloakroom, a well equipped and large kitchen/breakfast room, spacious living room with attractive Velux windows. There is also a very good size dining room and a family room. Upstairs provides a bedroom one with ensuite, two further double bedrooms, a very good size single fourth bedroom and a family bathroom. The property has double glazed windows and gas fired heating with radiators. Conveniently positioned within a short walk of the High Street with its shops, pubs, restaurants, Connaught Junior school and the railway station. Viewing is highly recommended!

LOCAL INFORMATION: Bagshot village has a good range of shops including a Post office, Cooperative supermarket, Bagshot First school and Connaught Junior (outstanding Ofsted) 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 covered entrance porch with outside courtesy light, double glazed door to the: **ENTRANCE HALL:** Wood laminate flooring, radiator, under stairs cupboard, large storage coats cupboard.

CLOAKROOM: Low level WC, wash basin, radiator, half tiled walls.

KITCHEN: 13'4 x 8'2 (4.10m x 2.50m). A well equipped kitchen with range of base and wall cupboards, worktops with tiled splash backs, front aspect double glazed window, stainless steel sink with mixer tap, integrated Bosch dishwasher, integrated Hotpoint washing machine, four ring gas hob with cooker hood above, built-in Bosch fan assisted oven, De Dietrich Combi microwave oven, space for upright fridge/freezer, ample cupboards, breakfast bar.

LIVING ROOM: 28'9 x 15'4 (8.80m x 4.70m). Attractive wood laminate flooring, plain ceiling, radiators, attractive electric fireplace, double glazed window and double glazed French doors to garden, attractive Stovax wood

burner in satin black with chrome flue, two Velux windows.

DINING ROOM: 16 x 8 (4.90m x 2.40m). Attractive wood laminate flooring, double glazed window, radiator, French doors to:

FAMILY ROOM: 11'4 x 8'3 (3.50m x 2.50m). Plain ceiling with down lights, two double glazed windows, radiator, French doors to living room.

Stairs from entrance hall to the **LANDING:** Loft hatch, airing cupboard with hot water tank.

BEDROOM ONE: 11'9 x 11'1 (3.60m x 3.40m). Front aspect double glazed window, radiator, plain ceiling with coving, door to: **ENSUITE:** Shower cubicle with wall mounted Aqualisa shower unit, wash hand basin, extractor fan.

BEDROOM TWO: 16'1 x 10'11 (4.90m x 3.30m). Two double glazed windows overlooking the rear garden, two radiators, plain ceiling, built-in sliding wardrobe cupboards.

BEDROOM THREE: 12 x 8 (3.70m x 2.40m). Velux window, electric heater.

BEDROOM FOUR: 9'11 x 7'10 (3.00m x 2.40m). Double glazed window, radiator.

BATHROOM: Panel enclosed bath with shower screen, wall mounted thermostatic shower unit, low level WC, wash hand basin, extractor fan, towel radiator.

OUTSIDE:

GARAGE: Up and over door, gas and electric meters, wall mounted ATAG gas boiler for heating and hot water, Fuse box, light and power.

FRONT GARDEN: Front driveway with parking for two cars, lawn, shrub borders.

REAR GARDEN: Attractive and wide patio area ideal for entertaining and BBQs, leading to a lawn, garden shed, vegetable growing area, side access path and gate.

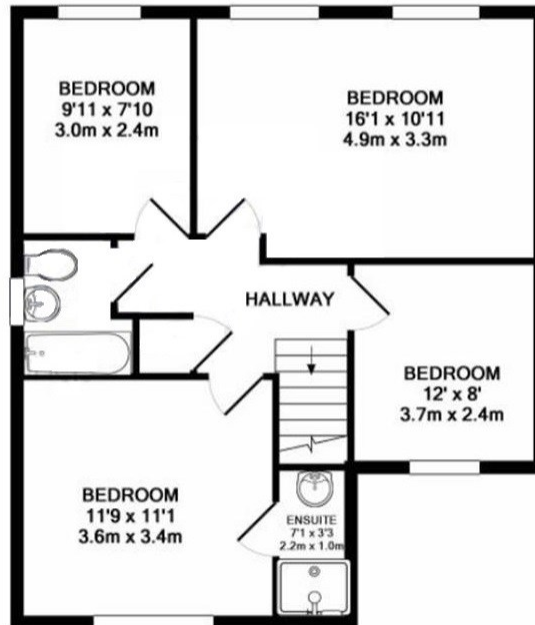
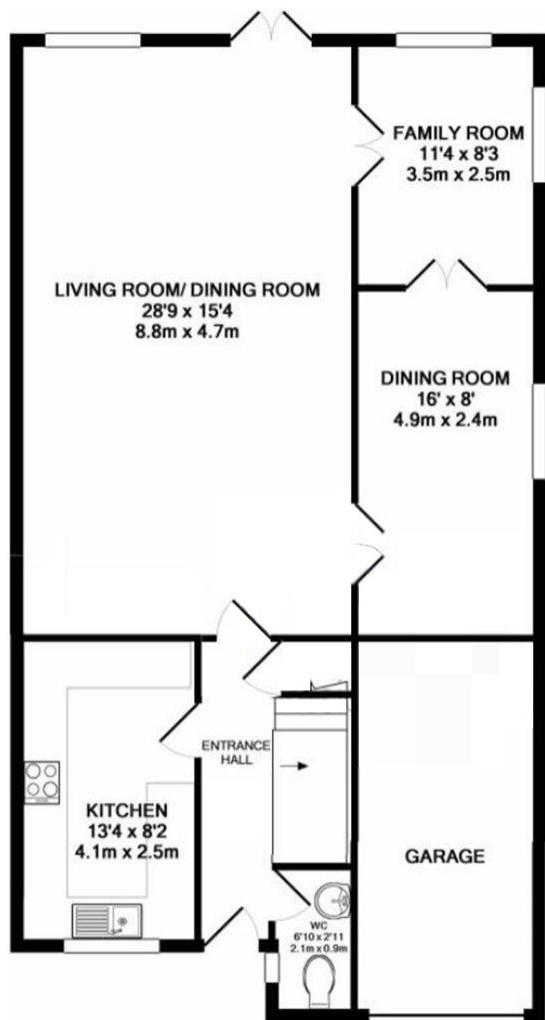
COUNCIL TAX BAND: E



HOWLANDS
SALES & LETTINGS
Established 2009







This floor plan is provided for representation purposes only, whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers. No responsibility will be taken for any errors, omission or mis-statement. The services, systems and appliances mentioned have not been tested and cannot verify that they are in working order.

- * 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	86 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

HOWLANDS
SALES & LETTINGS
Established 2009

Contact Us

01276 477298

info@howlands-property.co.uk

35 High Street
Bagshot, Surrey
GU19 5AF

www.howlands-property.co.uk

