

Elizabeth Avenue, Bagshot, Surrey, GU19 5NX

£525,000 - Freehold

*** NO ONWARD CHAIN *** A well presented detached four bedroom house, providing excellent family accommodation. There are very pleasant front views over an large attractive green with ancient Oak trees. Comprising an entrance hall with cloakroom, a large L space kitchen and dining area and a spacious lounge. Upstairs provides a bedroom one with ensuite shower, two further double bedrooms, a very good size single fourth bedroom and a family bathroom. There is a southerly facing good size rear garden. The property has double glazed windows and doors and gas fired heating. Conveniently positioned within a short distance 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, Chemists, 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 double glazed front door to the **ENTRANCE HALL:** With door to the:

CLOAKROOM: Low level WC, wash basin, double glazed window.

LOUNGE: 15'11 x 13'5 (4.86m x 4.09m). Wide front aspect double glazed window with lovely view of the front green, coving, glazed door to the:

L-SHAPED KITCHEN/DINING ROOM: KITCHEN AREA 13'1 x 11'7 (4.00m x 3.52m). Range of base and wall cupboards, worktops with tiled splash backs, space for a cooker, dishwasher and washing machine, stainless steel sink with mixer tap, double glazed window and door with view of rear garden, cupboard with warm air gas boiler for heating, storage cupboard with fuse box, electric and gas meters.

DINING AREA: 10'3 x 7'10 (3.12m x 2.38m). Under stairs cupboard, double glazed window.

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

BEDROOM ONE: 11'11 x 11'4 (3.62m x 3.45m).

Excellent size double bedroom with front aspect double glazed window with views over the green, down lighting, built-in wardrobes with mirror sliding doors with hanging and shelf storage space.

ENSUITE: Corner shower cubicle with integrated Helo Neptune steam system and separate hand wash basin.

BEDROOM TWO: 11'5 x 8'11 (3.48m x 2.72m).

Double bedroom with double glazed window overlooking the rear garden, built-in wardrobes along one wall, recessed space in wardrobe with insulated hot water cylinder tank.

BEDROOM THREE: 8'9 x 7'8 (2.67m x 2.33m). Front aspect double glazed window, built-in storage area.

BEDROOM FOUR: 8'3 x 7'4 (2.52m x 2.24m). Rear aspect double glazed window, recess space for single bed, built-in cupboards.

BATHROOM: Panel enclosed bath with shower screen, fully tiled walls, wash hand basin, low level WC, double glazed window.

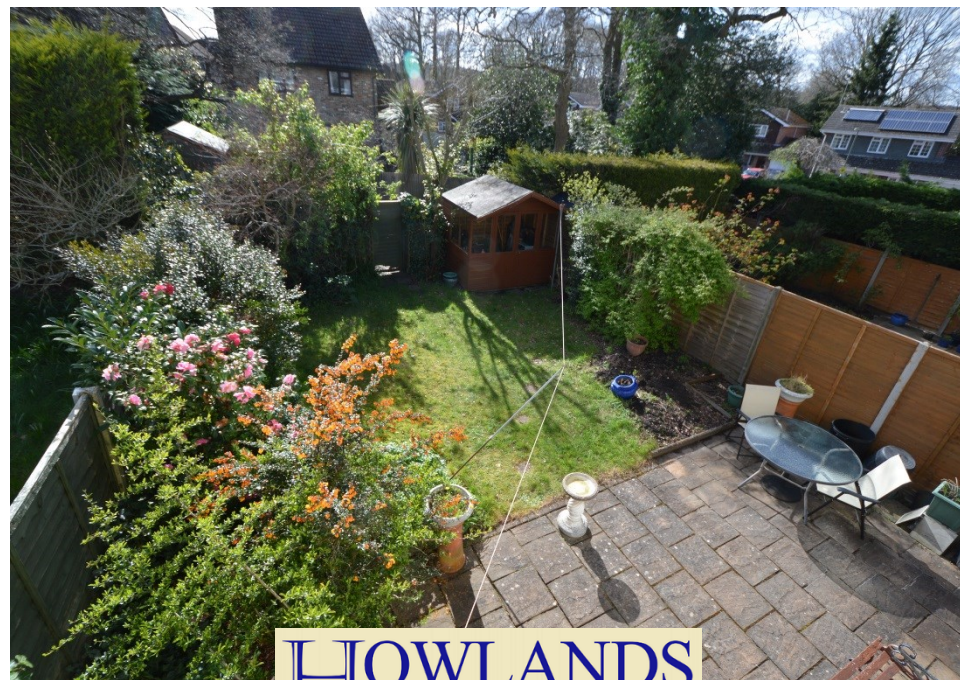
OUTSIDE:

FRONT GARDEN: Front lawn with shrub borders, pathway leading to the side of the property.

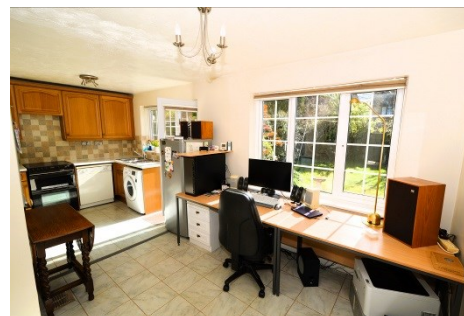
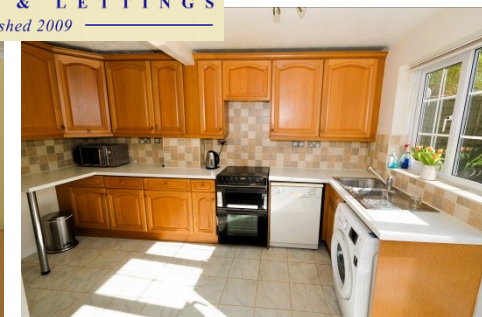
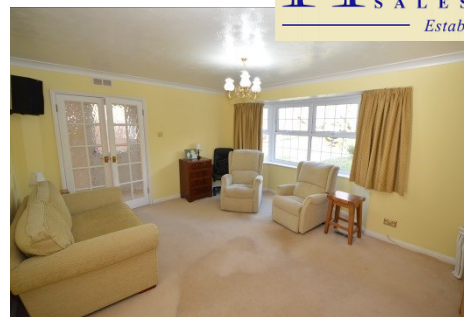
REAR GARDEN: A southerly facing good size with a wide patio area leading to lawn with flower and shrub borders, garden sheds, side gate to front, outside water tap, rear gate leading to additional parking area and the garages.

GARAGE IN BLOCK: 17'5 x 8'2 (5.30m x 2.48m). Up and over door, (light and power not working).

COUNCIL TAX BAND: E (PAYABLE £2,921.51 FOR



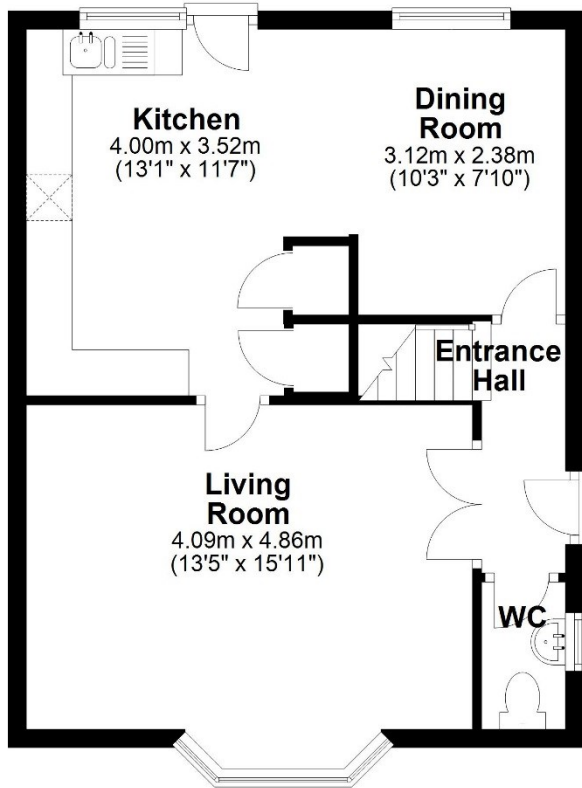
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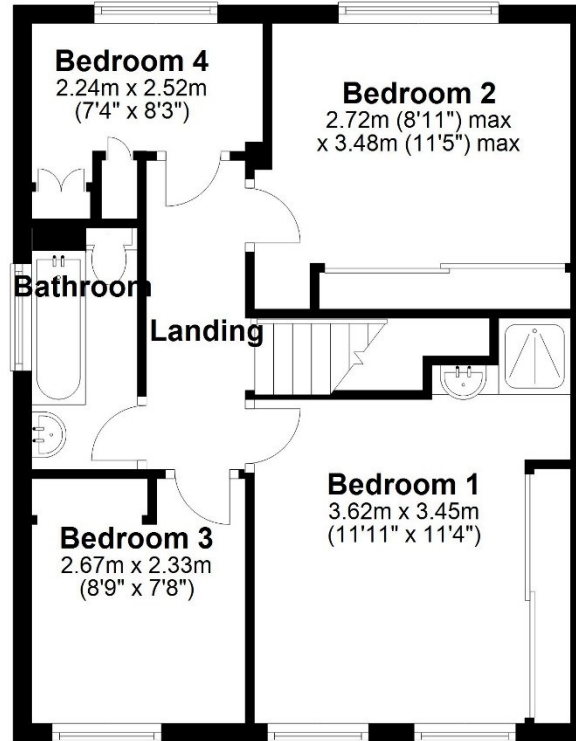
Ground Floor

Approx. 45.2 sq. metres (486.2 sq. feet)



First Floor

Approx. 44.9 sq. metres (483.1 sq. feet)



Total area: approx. 90.1 sq. metres (969.4 sq. feet)

Floorplan is for illustration purposes only. All measurements are approximate and should be verified. Total Floor Area includes any garages, outhouses or ancillary buildings shown on the floorplan.
EPC and Floorplan produced by WWW.G-Whis.net
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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** 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.*