

**HOWLANDS**  
SALES & LETTINGS  
*Established 2009*



**Shire Close, Bagshot, Surrey, GU19 5RA**

**NO ONWARD CHAIN    £635,000**

**SUMMARY:** A well presented detached four bedroom house built by Heron Homes around 1987, and located in a cul de sac position on the popular Connaught Park. Comprising an entrance hall with a cloakroom, spacious living room with door leading to a dining room. There is an excellent size kitchen/breakfast room with ample space for a table. There is useful utility room with door to the garage. The property has double glazed windows and gas fired heating with radiators. Upstairs provides a main double bedroom with a luxury ensuite shower room. There are three further good size double bedrooms and a family bathroom. Outside there is an attractive and good size rear garden with a south westerly aspect, being well screened with an Ivy covered brick wall to one side and high fencing to the rear and left side. There is an integral good size garage. Viewing is highly recommended!

**STATEMENT FROM THE SELLER:** This house offers the perfect blend of privacy and convenience, with a highly-rated junior school and an excellent nursery just a short walk away—ideal for families. All your essential amenities are close by, ensuring you have everything you need without the noise and stress of city life. Plus, a direct train to London every morning makes commuting simple for those who work in the city. The neighbourhood has a warm, welcoming atmosphere, where neighbours greet each other by name and are always ready to help. It's a fantastic location that really feels like home.

**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.

A double glazed front door to the;  
**SPACIOUS ENTRANCE HALL:** Attractive Oak flooring, under stairs cupboard with alarm unit.

**CLOAKROOM:** White suite with low level WC, corner wash basin with mixer tap, tiled flooring, double glazed window.

**LOUNGE:** 17'7 x 11'9 (5.35m x 3.58m). Wide front aspect double glazed window, quality Oak flooring, door to;

**DINING ROOM:** 10'10 x 9'2 (3.29m x 2.80m). Continuation of the Oak flooring, double glazed sliding patio doors.

**KITCHEN/BREAKFAST ROOM:** 13'9 x 10'10 (4.18m x 3.29m). Wide double glazed window with lovely view of the rear garden, base and wall cupboards, sink unit with mixer tap, tiled splash backs, built-in Neff double oven, electric Creda hob with cooker

hood above. Vinyl flooring, space for a breakfast table, double glazed window, door to;

**UTILITY ROOM:** Cupboards, wash basin, double glazed window, space for an upright fridge/freezer and washing machine, double glazed door to rear garden and door to garage.

Stairs from entrance hall to **LANDING:** Loft hatch with pull down ladder to a boarded loft. Airing cupboard with insulated hot water tank, linen shelf.

**BEDROOM ONE:** 13'1 x 9'10 (4.00m x 2.99m). An excellent double bedroom with rear aspect double glazed window, excellent range of two built-in wardrobe cupboards to either side of the door to;

**LUXURY ENSUITE SHOWER ROOM:** White suite comprising, walk in shower with Aqualisa shower, low level WC, wash basin, attractive fully tiled walls, double glazed window, towel radiator.

**BEDROOM TWO:** 11'11 x 11'6 (3.64m x 3.51m). Rear aspect double glazed window, range of built-in wardrobes.

**BEDROOM THREE:** 11'8 x 11'10 (3.55m x 3.60m). Double glazed window, built-in wardrobes.

**BEDROOM FOUR:** 8'9 x 8'1 (2.46m x 2.68m). Double glazed window.

**BATHROOM:** A white suite comprising a panel enclosed bath with wall mounted shower unit, shower screen, double glazed window, low level WC, wash basin with taps with tiled splashback, tiled flooring.

**INTEGRAL GARAGE:** 17'10 x 9'10 (5.43m x 3m). Door from utility room, up and over garage door, light and power, fuse box, wall mounted Worcester Bosch Greenstar gas boiler for the heating and hot water.

#### **OUTSIDE:**

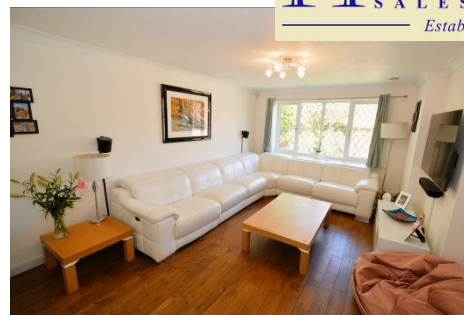
**FRONT GARDEN:** With parking area, lawn with flower and shrubs borders, side access path to rear garden.

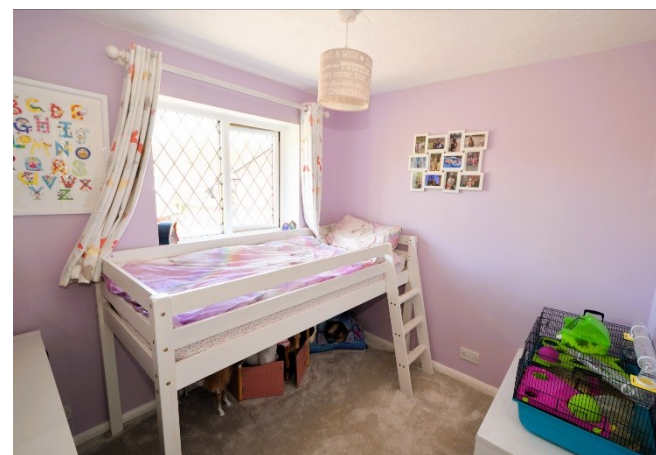
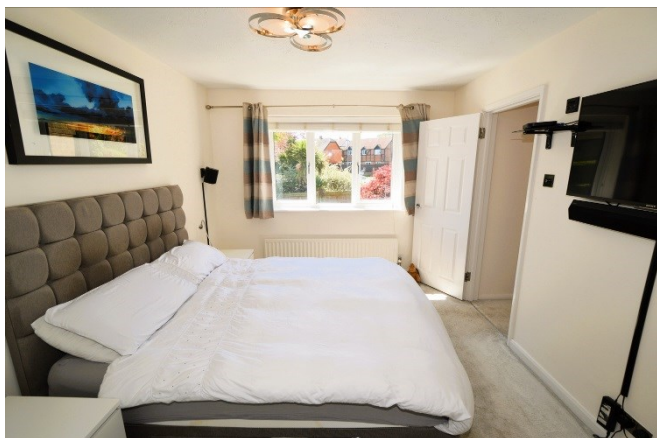
**REAR GARDEN:** With a south westerly aspect, well screened with attractive Virginia Creeper covered high brick wall to one side and high fencing to the rear and left side. Lawn with flower and shrub borders, attractive raised rockery area with flowers and shrubs, water tap, side access with gate to front.

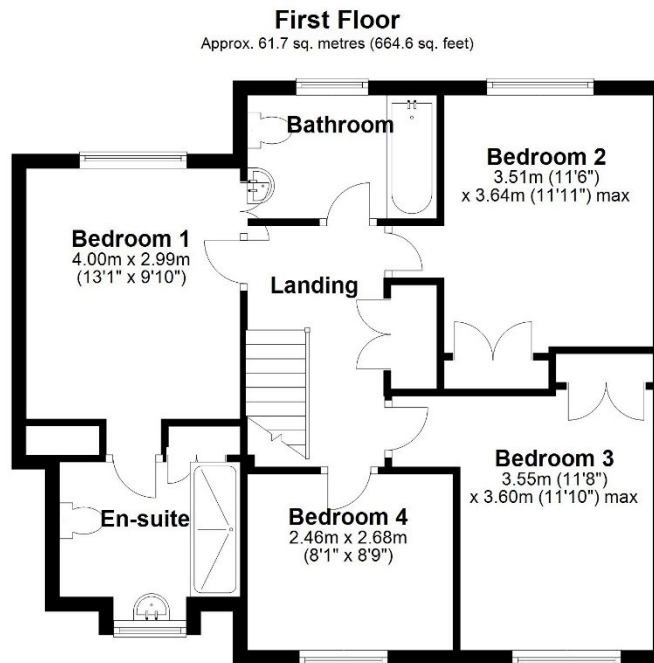
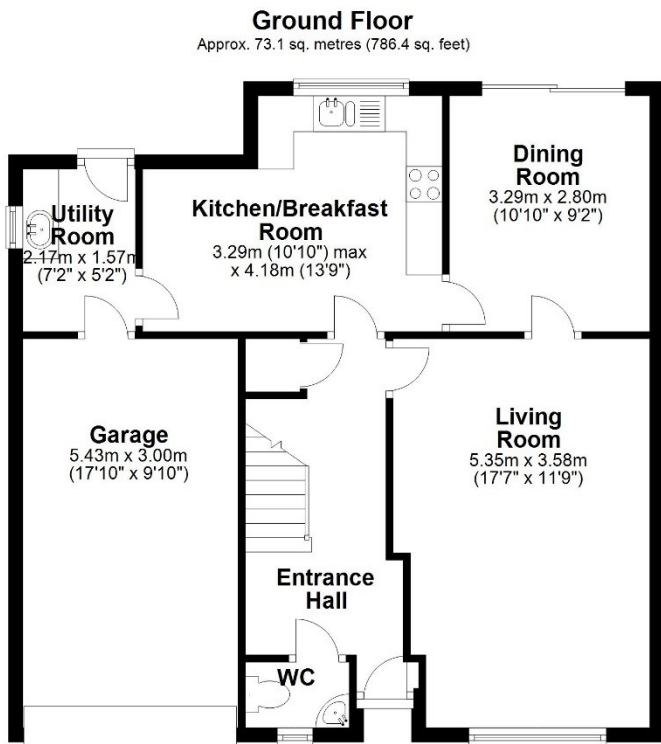
**COUNCIL TAX BAND:** F (£3,452.70 payable for year 2024/25).



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Total area: approx. 134.8 sq. metres (1450.9 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		
69-80	C		80 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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## Contact Us

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**\* 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.**

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