

HOWLANDS
SALES & LETTINGS
Established 2009



Mill Field, Bagshot, Surrey, GU19 5DR

£575,000 Freehold

SUMMARY: An extended four bedroom semi detached house located in an attractive cul de sac and being conveniently positioned within a short walk of Bagshot village with its shops and amenities. Offering spacious family accommodation with four excellent double bedrooms. Internally, the house comprises an entrance hall, a spacious living room open through to a large dining room. There is a well equipped modern kitchen/breakfast room, a downstairs shower/cloakroom and an integral garage. The property has a Worcester Bosch gas boiler for heating with radiators and there are double glazed windows and doors. Upstairs provides an excellent size main bedroom one with a dressing room with range of built-in wardrobes. There are three further excellent size bedrooms and a luxury family bathroom. The rear garden is a lovely size with large patio and brick paved sitting area ideal for entertaining and BBQs. Viewing is highly recommended.

STATEMENT FROM THE SELLER: 'Living in Millfield for the last 28 years has been fantastic, with great neighbours and a good sense of community in the street. Our children grew up playing with their friends in this safe and quiet cul-de-sac, before going on to attend the excellent local schools. Most of what you need is within easy walking distance, including four local pubs. We will be sad to leave.'

LOCAL INFORMATION: Bagshot village has a good range of shops including a Cooperative supermarket, Post office, first and middle schools, lots of pubs, restaurants and takeaways and the Railway station to 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 door with side panel window to the:
ENTRANCE HALL: RCD fuse box, door to;

LIVING ROOM: 18'10 x 11'6 (5.75m x 3.52m). Wide front aspect double glazed window, plain ceiling with coving, TV point, opening through to the:

DINING ROOM: 12 x 10'1 (3.67m x 3.07m). Double glazed sliding patio door to garden. Glazed door to the;

KITCHEN: 11'7 x 8'7 (3.54m x 2.60m). Range of modern base and wall cupboards, under stairs cupboard with gas meter, built-in Bosch five ring gas hob, cooker hood, built-in

double oven, full size Hotpoint dishwasher, sink with mixer tap, double glazed window, **UTILITY AREA:** 8'3 X 7'8 (2.50m X 2.35m), space for an upright fridge/freezer and a washing machine, door to the garage.

REAR HALL: Space for a tumble dryer or a fridge, built-in storage cupboard, double glazed window.

SHOWER/CLOAKROOM ROOM: White suite comprising, shower cubicle, low level WC, towel radiator, fully tiled walls, wash basin, double glazed window, extractor.

Stairs from the corner of the living room to; **LANDING:** Loft hatch with pull down ladder to partially boarded loft, airing cupboard with wall mounted Worcester Bosch gas boiler for heating and the hot water, insulated hot water tank.

BEDROOM ONE: 18'10 x 11'4 (5.75m x 3.45m). A large room comprising a dressing room with range of built-in attractive wardrobes with hanging and shelf storage space. Opening to the bedroom area. Two front aspect double glazed windows

BEDROOM TWO: 16'3 x 10'4 (4.95m x 3.15m). Rear aspect double glazed window, built-in sliding wardrobes.

BEDROOM THREE: 12'3 x 10'10 (3.73m x 3.30m). Wide double glazed window over looking the rear garden.

BEDROOM FOUR: 10'8 x 9'8 (3.25m x 2.95m). Front aspect double glazed window, built-in sliding wardrobes.

FAMILY BATHROOM: White suite comprising, panel enclosed bath with hand shower, fully tiled to bath area, double glazed window, low level WC, modern wash basin with mixer tap, designer towel radiator.

FRONT GARDEN: Laid to lawn. Driveway parking with space for two or three cars.

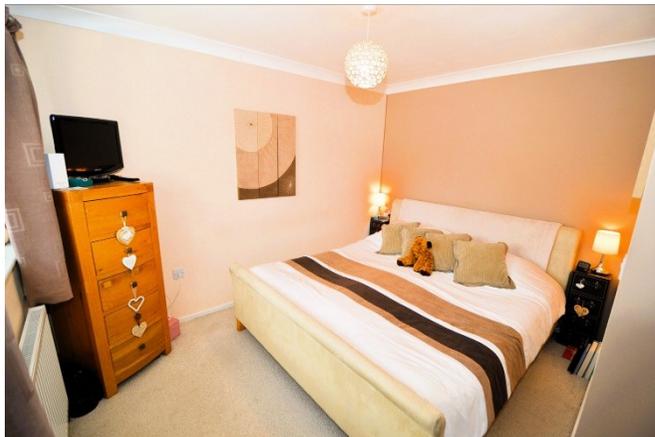
REAR GARDEN: A good size rear garden with a wide timber decking area leading to a brick paved terrace ideal for entertaining and BBQs, outside water tap and power points, leading to lawn.

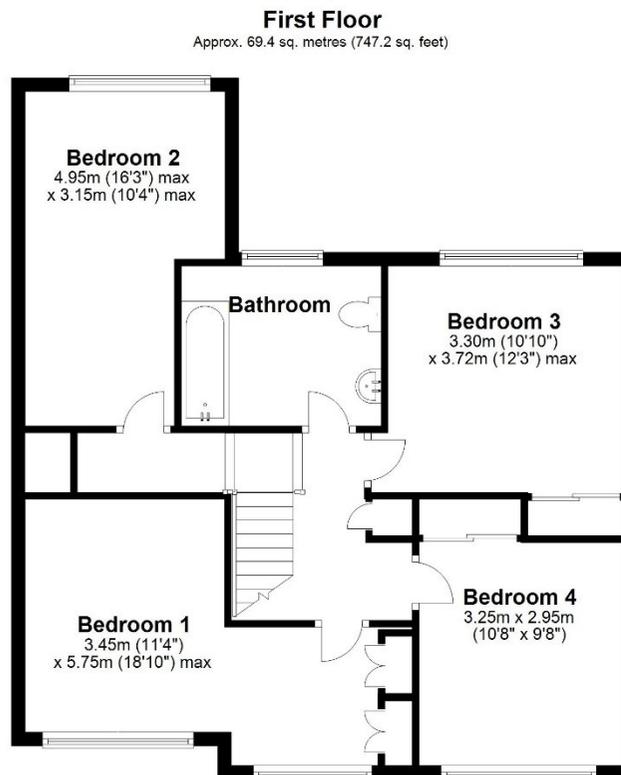
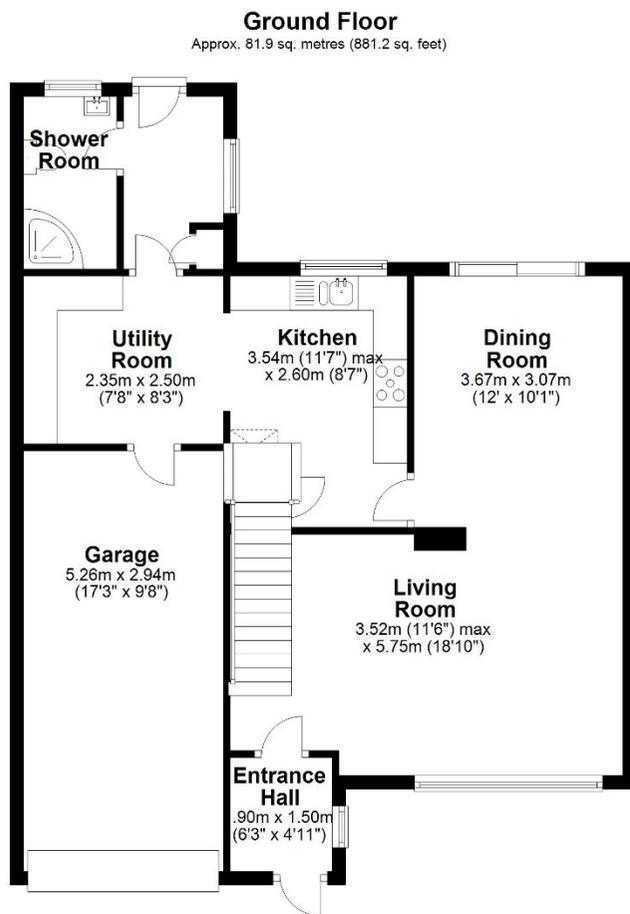
GARAGE: 17'3 x 9'8 (5.26m x 2.94m). Up and over door, light and power.



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Total area: approx. 151.3 sq. metres (1628.5 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		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.**