

HOWLANDS
SALES & LETTINGS
Established 2009



Suffolk Close, Bagshot, Surrey, GU19 5RD

£365,000 - Freehold

A superbly presented two bedroom end of terrace house built by Heron Homes in 1987 and located on the popular Connaught Park. Comprising an entrance hall with cloakroom, modern and well equipped kitchen by John Lewis and a spacious living/dining room with spiral staircase to the first floor. There is attractive Amtico flooring on the ground floor and carpeting upstairs. The property has a gas fired Worcester Bosch condensing boiler (installed Dec 2023) and also double glazed windows. Upstairs provides an excellent main front bedroom with Sharps built-in wardrobes, a further good size double second bedroom and a luxury bathroom with an Aqualisa shower unit over the bath. There is an attractive landscaped garden with flower and shrubs. There is a residents parking area at the front. An ideal purchase for first time or rental investment buyers. Viewing is highly recommended!

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.

Outside store cupboard with gas and electric meters, fuse box, double glazed front door to the:

ENTRANCE HALL: Attractive Amtico flooring.

CLOAKROOM: Low level WC, radiator, corner wash basin with mixer tap, double glazed window, continuation of the Amtico flooring.

KITCHEN: 10'6 x 6'5 (3.20m x 1.96m). Modern John Lewis fitted kitchen with continuation of the attractive Amtico flooring, base and wall cupboards, worktops with tiled splashbacks, stainless steel sink with mixer tap, wide double glazed front window, wall mounted Worcester Bosch Greenstar

condensing boiler for heating (installed Dec 2023), space for an upright fridge/freezer, built-in oven, induction hob and cooker hood above, space for a dishwasher and washing machine.

LIVING/DINING ROOM: 16'6 x 12'10 (5.02m x 3.92m). Two radiators, attractive Amtico flooring, coving, double glazed French doors to the garden, double glazed window.

Spiral staircase to the **LANDING:** Loft hatch (pull down ladder and partially boarded loft), carpet, airing cupboard with linen shelves and insulated hot water cylinder tank, programmer for heating and hot water.

BEDROOM ONE: 13'5 x 9'2 max (4.08m x 2.78m). An excellent double bedroom with built-in wardrobes along one wall with hanging and shelf storage space, radiator, carpet, double glazed window.

BEDROOM TWO: 9'4 x 8'3 (2.84m x 2.51m). Rear aspect double glazed window, carpet, built-in wardrobe cupboard, radiator.

BATHROOM: A white suite with panel enclosed bath, shower screen, wall mounted Aqualisa shower unit, tiled walls to bath area, low level WC, wash basin with vanity units, radiator, double glazed window, towel rails.

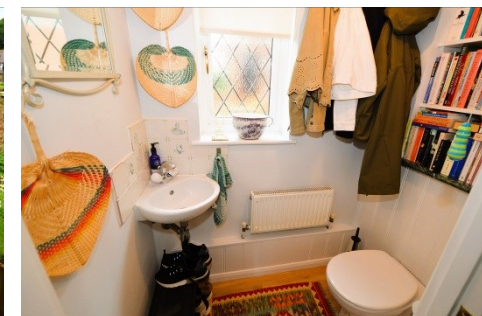
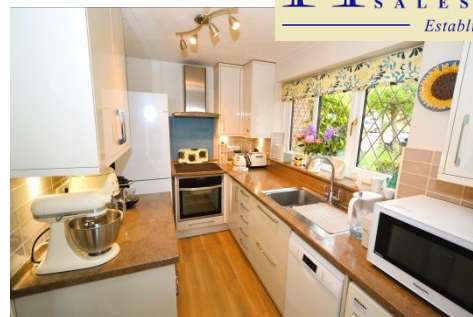
OUTSIDE:

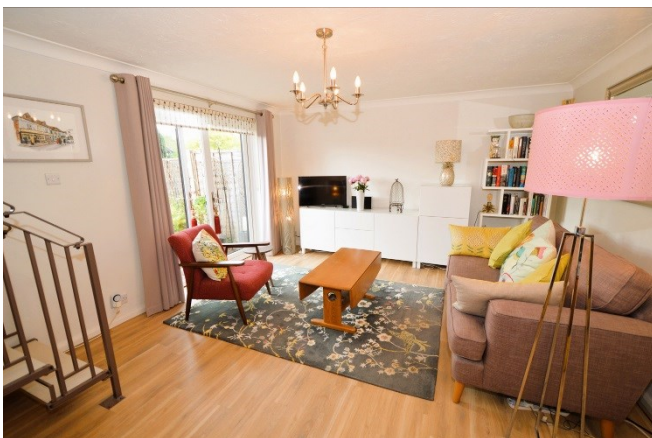
REAR GARDEN: Attractively landscaped rear garden with flower and mature shrub borders, enclosed by brick walls, brick path from French doors leading to brick circular area ideal for entertaining, attractive ornate stone areas, storage shed, side access gate to front.

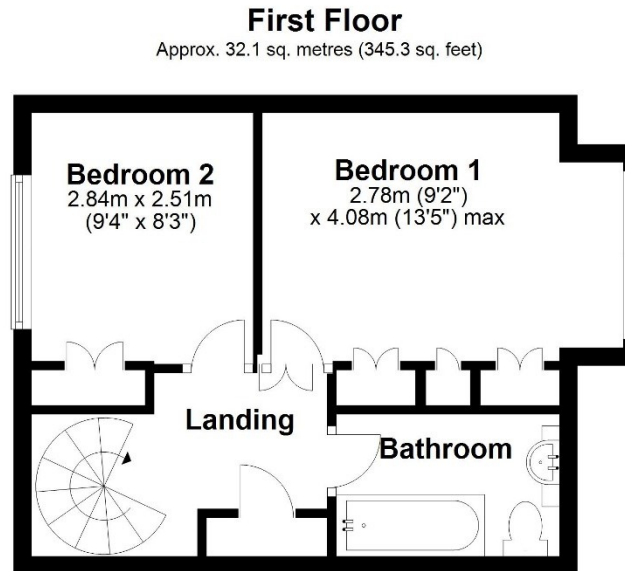
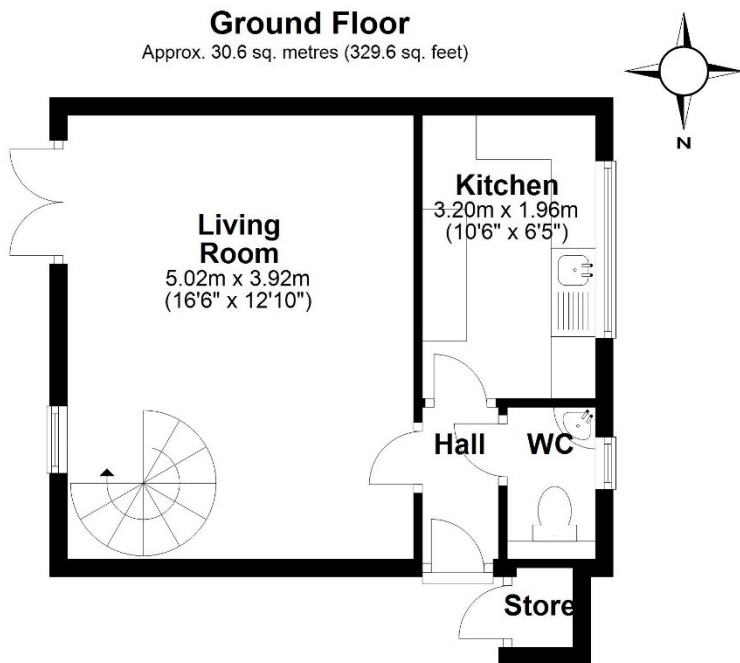
FRONT GARDEN: Attractive flower and shrub borders.



HOWLANDS
SALES & LETTINGS
Established 2009







Total area: approx. 62.7 sq. metres (674.9 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.

- * 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		89 B
69-80	C	69 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

