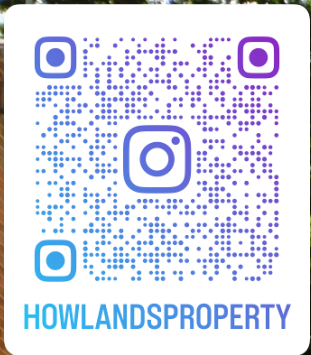


**HOWLANDS**  
SALES & LETTINGS  
*Established 2009*



**Gloucester Gardens, Bagshot, Surrey, GU19 5NU**

**£460,000 - Freehold**



**SUMMARY:** We are delighted to offer for sale this well presented three bedroom semi detached house situated in a cul de sac position and within just a short walk from Bagshot High Street, local schools and the Railway station. Comprising an entrance hall with cloakroom, a lounge/dining room and a well equipped kitchen. Upstairs provides two double bedrooms both with wardrobes and a single third bedroom with a wardrobe/storage cupboard. There is also a bathroom with a white suite with a shower over the bath. The property has gas fired heating with radiators and double glazed windows and doors. The rear garden is good size and is attractive with a wide patio area ideal for entertaining and BBQs. There is also a car charging station in the driveway. Viewing is highly recommended!

**LOCAL INFORMATION:** Bagshot village has a good range of shops including a Cooperative supermarket, a Post office, first and middle schools, pubs, restaurants/takeaways and the Railway station with services to London Waterloo 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: **ENTRANCE HALL:** Coving, under stairs cupboard with gas meter, parquet flooring.

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

**LOUNGE/DINING ROOM: 24'6 x 10'6 (7.46m x 3.21m).** Lounge area with attractive wide double glazed bay window with fitted shutters, fireplace hearth and surround, attractive parquet flooring, dining area with double glazed patio doors.

**KITCHEN: 9'3 x 8'3 (2.83m x 2.52m).** Range of base and wall cupboards, down lighting, cupboard with wall mounted Worcester Bosch Greenstar

condensing gas boiler for heating and hot water, double glazed window with lovely view of rear garden, side door, space for an upright fridge/freezer, built-in double oven, five ring gas hob and cooker hood above, space for a washing machine.

Stairs from entrance hall to **LANDING:** Loft hatch, double glazed side window.

**BEDROOM ONE: 12'10 x 9'11 (3.90m x 3.03m).**

Front aspect double glazed window, built-in wardrobes and dressing table with drawers, deep cupboard with hanging space, airing cupboard with hot water cylinder tank and linen shelves.

**BEDROOM TWO: 9'11 x 8'3 (3.03m x 2.52m).** Rear aspect double glazed window, built-in wardrobe.

**BEDROOM THREE: 9'11 x 6'8 (3.03m x 2.03m).**

Single bedroom with front aspect double glazed window, over the stairs storage cupboard.

**BATHROOM:** White suite comprising a panel enclosed bath with wall mounted Aquastream shower unit, radiator, double glazed window, wash basin, low level WC, fully tiled walls.

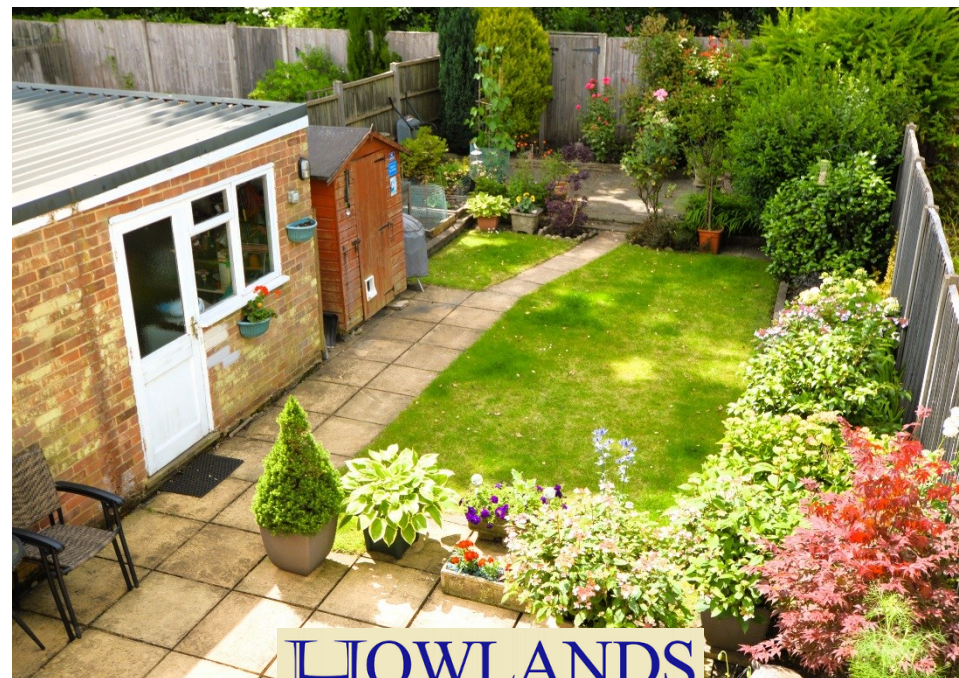
**OUTSIDE:**

**FRONT GARDEN:** Driveway with parking for 2/3 cars, attractive Indian sandstone front patio with flower and shrub borders.

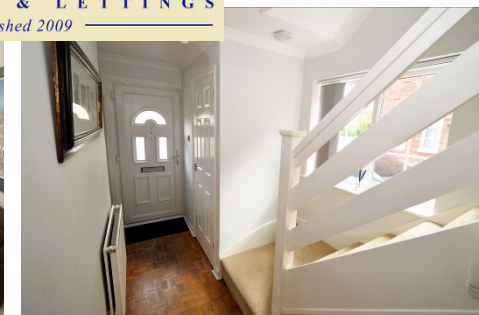
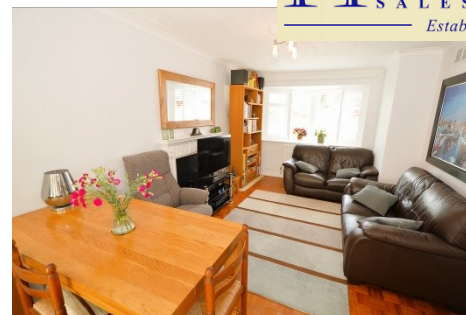
**REAR GARDEN:** Wide patio area ideal for entertaining and BBQs, outside water tap, lawn with raised beds with attractive flowers and shrubs, vegetable growing area and a further patio area at bottom of the garden. Side access gate to front.

**GARAGE: 16'9 x 8'5 (5.10m x 2.58m).** Light and power, up and over door.

**COUNCIL TAX BAND:** D (£2,390.33 payable 2024/25).



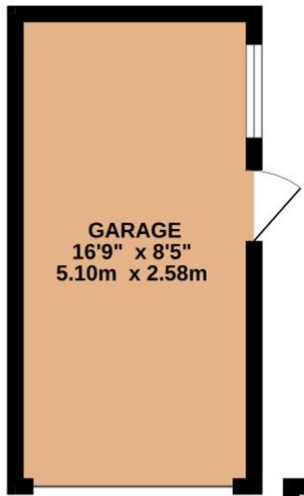
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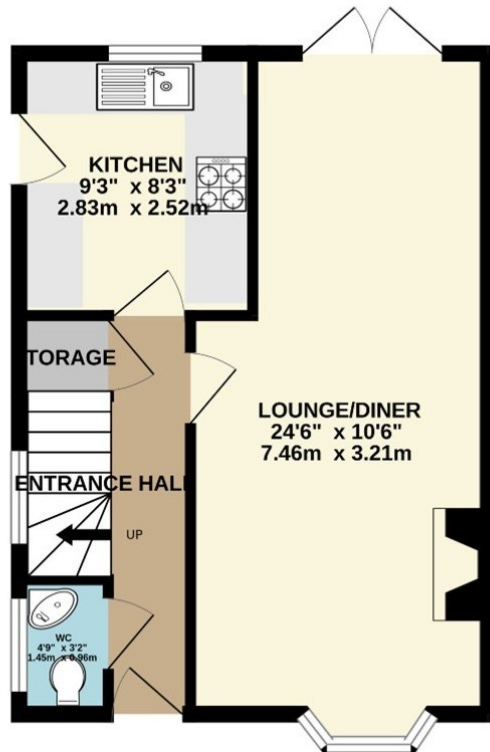




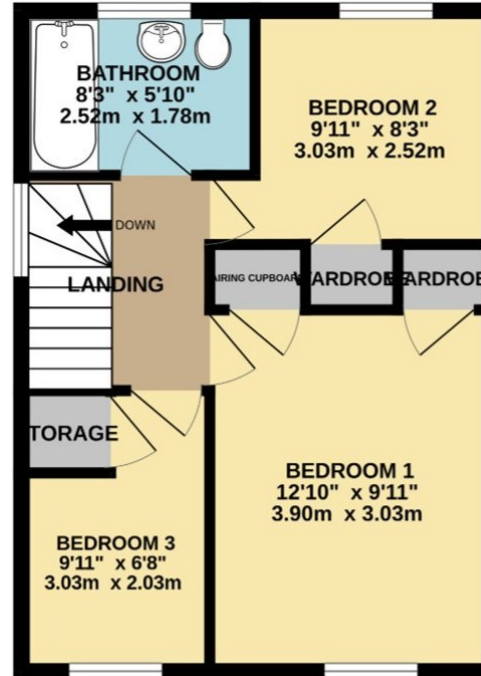




GROUND FLOOR  
527 sq.ft. (49.0 sq.m.) approx.



1ST FLOOR  
388 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 916 sq.ft. (85.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	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.*