

Elizabeth Avenue, Bagshot, Surrey, GU19 5NX

£511,000 - Freehold

SUMMARY: A well presented detached four bedroom house and offering excellent family accommodation. There are very pleasant front views over a large attractive green with ancient Oak trees. Comprising an entrance hall with cloakroom, glazed doors to a spacious living room with wide front aspect bay window. There is a modern and well equipped kitchen with built-in appliances and a conservatory with lovely views of the attractive rear garden. The property has fully double glazed windows and a gas fired Vaillant combination boiler for heating and hot water. Upstairs provides two excellent size double bedrooms, two further single bedrooms and a luxury shower room. There is also a single garage in a block nearby. 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:** Radiator, burglar alarm unit, attractive Oak wood flooring.

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

LOUNGE: 17'1 x 16 (5.21m x 4.88). Glazed doors from the entrance hall to the lounge with wide double glazed bay window with view of the green, attractive Oak wood flooring, radiator, plain ceiling, deep understairs cupboard with fuse box, further deep storage cupboard, glazed door to:

KITCHEN/BREAKFAST ROOM: 19'3 x 9'11 (5.87m x 3.02m). Plain ceiling with down lighting, base and wall cupboards, integrated fridge and freezer, Rangemaster

cooker included, built-in dishwasher and washing machine, sink unit with mixer tap, cupboard with wall mounted gas fired Vaillant combination boiler for heating and hot water, two double glazed windows, ample space for a table and chairs, door to:

CONSERVATORY: 15'5 x 9'7 (4.70m x 2.92m). Fully double glazed windows and doors, two radiators.

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

BEDROOM ONE: 12 x 11'5 (3.66m x 3.48m). Excellent size double bedroom with two front aspect double glazed windows, radiator, built-in wardrobe cupboards with hanging and shelf storage space.

BEDROOM TWO: 10'10 x 10 (3.30m x 3.05m). A double bedroom with rear aspect double glazed window, radiator.

BEDROOM THREE: 8'8 x 7'7 (2.64m x 2.31m). Double glazed window, radiator.

BEDROOM FOUR: 8'2 x 7'5 (2.40m x 2.26m). Rear aspect double glazed window, radiator.

SHOWER ROOM: A white suite with low level WC, wash basin, double glazed window, walk-in shower cubicle with wall mounted Bristan shower unit.

OUTSIDE:

FRONT GARDEN: Attractive front garden with lawn, pathway leads down the side to the door.

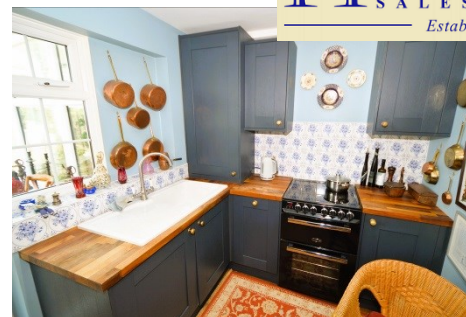
REAR GARDEN: Attractive garden with sunny aspect, lawn with attractive flower and shrub borders, central gravel pathway leads to the summer house, outside water tap.

GARAGE IN BLOCK: Up and over door, single size garage.

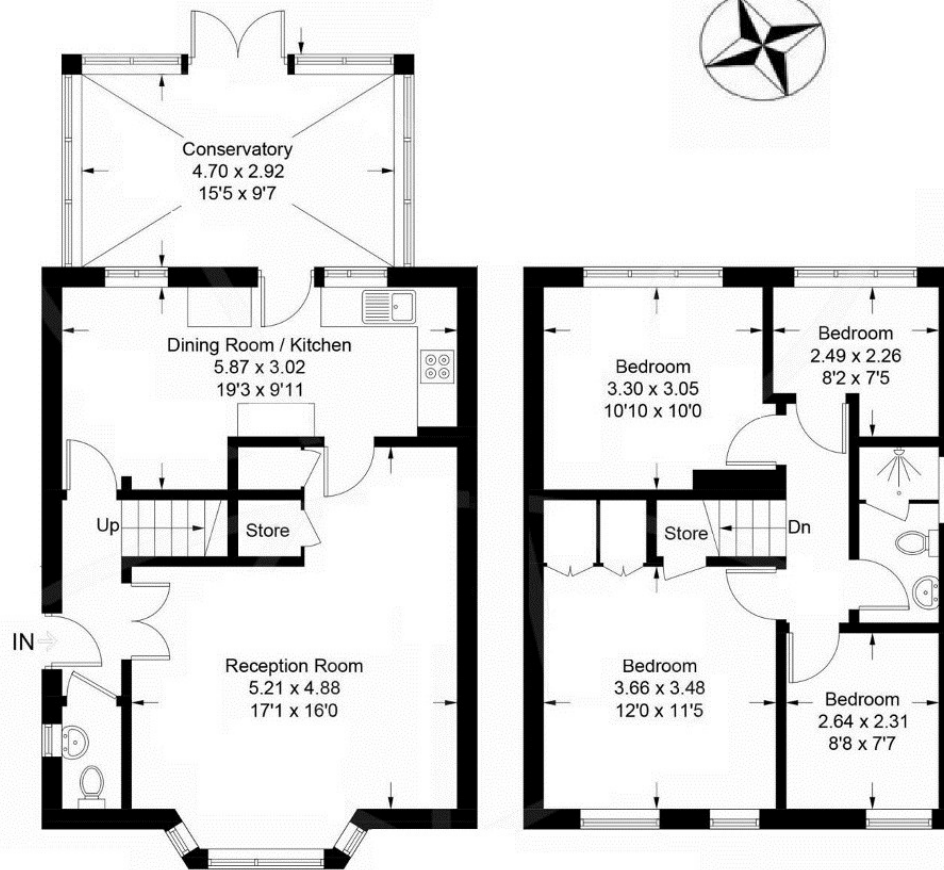
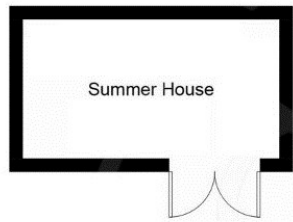
COUNCIL TAX BAND: E (PAYABLE £2,921.51 FOR 2024/25).



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Ground Floor

First Floor

Approximate Gross Internal Area = 110.2 sq m / 1186 sq ft
(Excluding Summer House)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential).

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 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.

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