



HOWLANDSPROPERTY

# HOWLANDS

SALES & LETTINGS

Established 2009



Manor Way, Bagshot, Surrey, GU19 5JZ

£460,000 Freehold



**\* SUPERBLY PRESENTED \*** We are pleased to offer for sale this superbly presented two bedroom semi detached house located in Manor Way and being close by to Bagshot Village amenities. Comprising an entrance hall with cloakroom, a comfortable living room and an open plan modern kitchen/dining room. There is also a conservatory with lovely views of the rear garden. Upstairs provides an excellent size main bedroom with built-in wardrobes, a second good size double bedroom and a luxury white suite bathroom. The property has double glazed windows and a gas fired Worcester Bosch combination boiler for heating and hot water. The rear garden is attractive with lawn, mature shrub borders, summer house and raised decking areas ideal for entertaining and BBQs.

**LOCAL INFORMATION:** Bagshot village has a good range of shops including a Post office, Cooperative supermarket, first and middle schools, 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 with side double glazed window to the: **ENTRANCE HALL:** Radiator, plain ceiling, under stairs cupboard with fuse box and electric meter, sliding door to:

**CLOAKROOM:** Fully tiled walls, double glazed window, low level WC, corner wash basin with mixer tap, towel radiator.

**LIVING ROOM: 12'9 x 11'11 (3.89m x 3.63m).** Wide front aspect double glazed window, plain ceiling, radiator, attractive wall mounted electric Truflame effect fire.

**OPEN PLAN KITCHEN/DINING ROOM: 18'3 x 10'7 (5.56m x 3.23m).**

**KITCHEN AREA:** Glazed door from the entrance hall, attractive laminate flooring, base and wall cupboards,

side double glazed window, stainless steel sink with mixer tap, space for a dishwasher and washing machine, built-in Beko oven, Samsung four ring hob, cooker hood above.

**DINING AREA:** Ample space for a large dining table, double glazed windows, continuation of base and wall cupboards, radiator.

**CONSERVATORY: 13'5 x 8'9 (4.09m x 2.67m).** Double glazed door to the conservatory with double glazed windows, wood laminate flooring,

Stairs from entrance hall to the **LANDING:** Double glazed window.

**BEDROOM ONE: 15'3 x 13'2 (4.65m x 4.01m).** An excellent size double bedroom with front aspect double glazed windows, radiator, built-in wardrobe with sliding doors, further storage cupboard with wall mounted gas fired Worcester Bosch combination boiler for heating and hot water.

**BEDROOM TWO: 12;3 x 10 (3.73m x 3.05).** A good size double bedroom with double glazed window overlooking the rear garden, radiator, wardrobe cupboard, loft hatch.

**BATHROOM:** Panel enclosed bath with wall mounted hand shower, fully tiled walls, low level WC, wash basin with vanity unit, two double glazed windows, towel radiator, vinyl flooring.

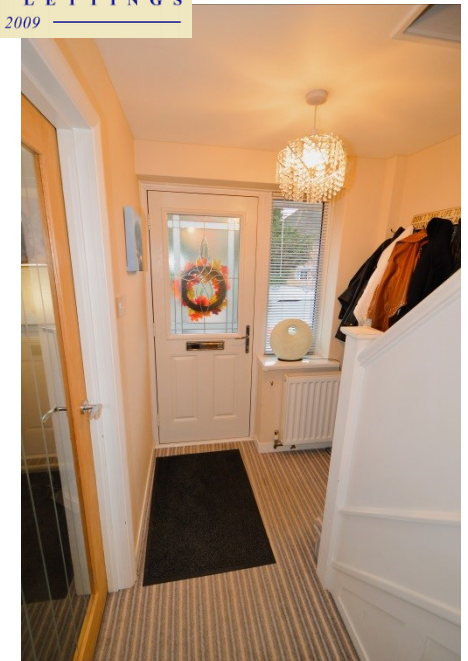
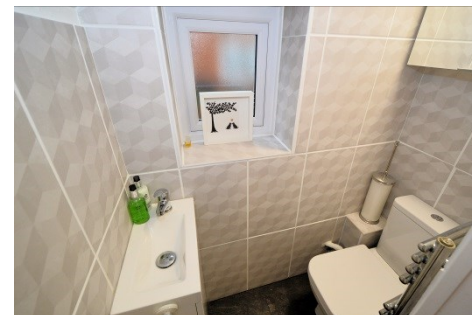
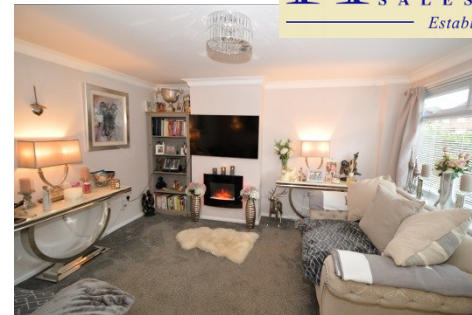
**OUTSIDE:**  
**FRONT GARDEN:** A wide front driveway for three cars.

**REAR GARDEN:** Wide side gate leading to the garden with attractive decking to conservatory area, lawn with mature flower and shrub borders, summer house on a concrete base, at the rear of the garden is a further raised decked area ideal for entertaining and BBQs.

**COUNCIL TAX BAND: C (PAYABLE £2,124.74 2024/25)**



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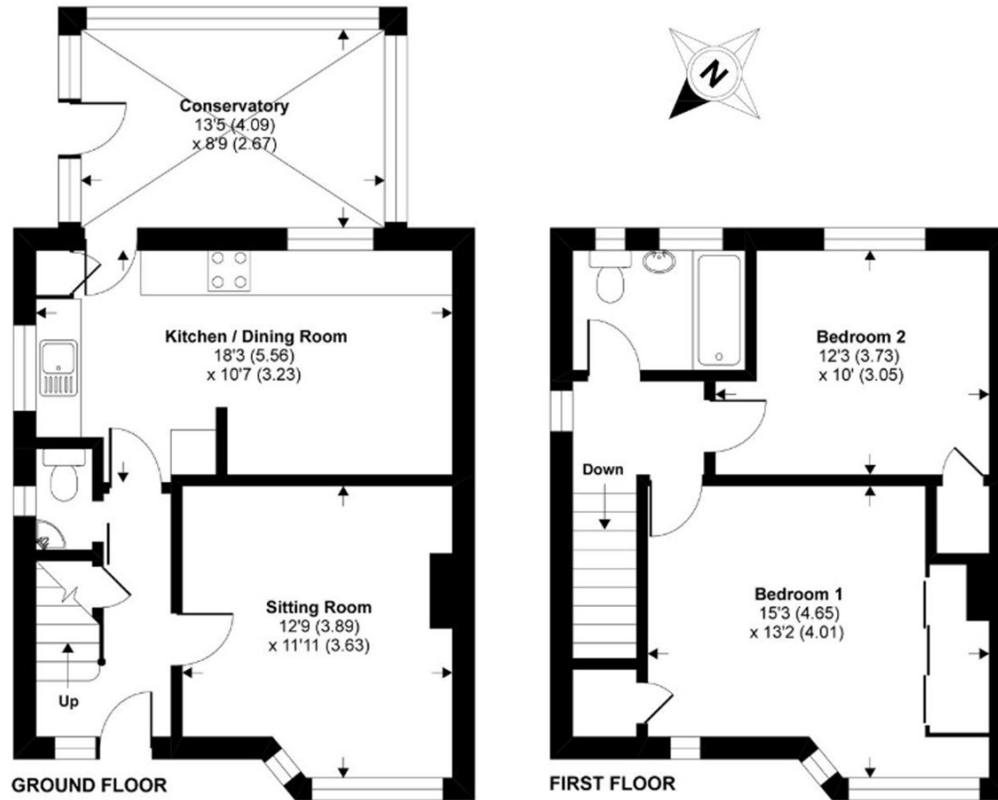












APPROXIMATE FLOOR AREA: 960 SQ.FT. (89.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

- \* 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		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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**Contact Us**

01276 477298

info@howlands-property.co.uk

35 High Street  
Bagshot, Surrey  
GU19 5AF

www.howlands-property.co.uk

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