



Cedar Close, Bagshot, Surrey, GU19 5AD

£500,000 - Freehold

*** NO ONWARD CHAIN *** We are pleased to offer for sale this detached, three bedroom house, located in the highly popular Cedar Close. The property is conveniently positioned within a short walk of the High Street with its shops, pubs, restaurants, local schools and the railway station. Redecorated throughout and with new carpets on the ground floor. Offering an entrance hall with cloakroom, spacious lounge with archway through to the dining room. There is a well equipped kitchen with appliances. Upstairs provides two double bedrooms, a third single bedroom and a family bathroom. The property has double glazed windows and an Ideal Logic condensing combination boiler for heating and hot water. Viewing is highly recommended!

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 covered entrance with double glazed door and side panel windows to the **ENTRANCE HALL:** Radiator, Drayton thermostat.

CLOAKROOM: Radiator, low level WC, wash basin with mixer tap, double glazed window, cupboard with RCD fuse box, electric and gas meters.

KITCHEN: 8'8 x 7'10 (2.64m x 2.39m). Base and wall cupboards, built-in AEG oven, four ring gas hob with cooker hood above, stainless steel sink with mixer tap, double glazed window, radiator, space for upright fridge/freezer, built-in washing machine, dishwasher included, double glazed side door, wood laminate flooring.

LOUNGE: 12 x 11'10 (3.66m x 3.61m). Wide front aspect double glazed window, radiator, plain ceiling

with coving, archway open through to:

DINING ROOM: 12 x 11'10 (3.66m x 3.61m).

Radiator, double glazed patio doors to garden, plain ceiling with coving.

Stairs from entrance hall to the **LANDING:** Loft access hatch with pull down ladder, airing cupboard with wall mounted Ideal combination boiler for heating and hot water, double glazed window, storage cupboard with shelving.

BEDROOM ONE: 12 x 11'10 (3.66m x 3.61m). An excellent double bedroom with radiator, front aspect double glazed window, radiator.

BEDROOM TWO: 12 x 12 (3.66m x 3.66m). A double bedroom with built-in wardrobe cupboards, radiator, wide double glazed window overlooking the rear garden.

BEDROOM THREE: 7'8 x 7'3 (2.34m x 2.21m). A single third bedroom with radiator, double glazed window.

BATHROOM: Panel enclosed bath with shower screen, tiled walls to bath area, low level WC, radiator, mirror, vinyl flooring, wash basin, double glazed window.

OUTSIDE:

GARAGE: 16'7 x 8 (5.05m x 2.44m). A single garage with newly fitted up and over garage door, light and power, door to **REAR STORE/UTILITY:** Light and power, double glazed windows and door to garden.

FRONT GARDEN: Laid to laid with flower and shrub borders, gate with path to front door, driveway parking.

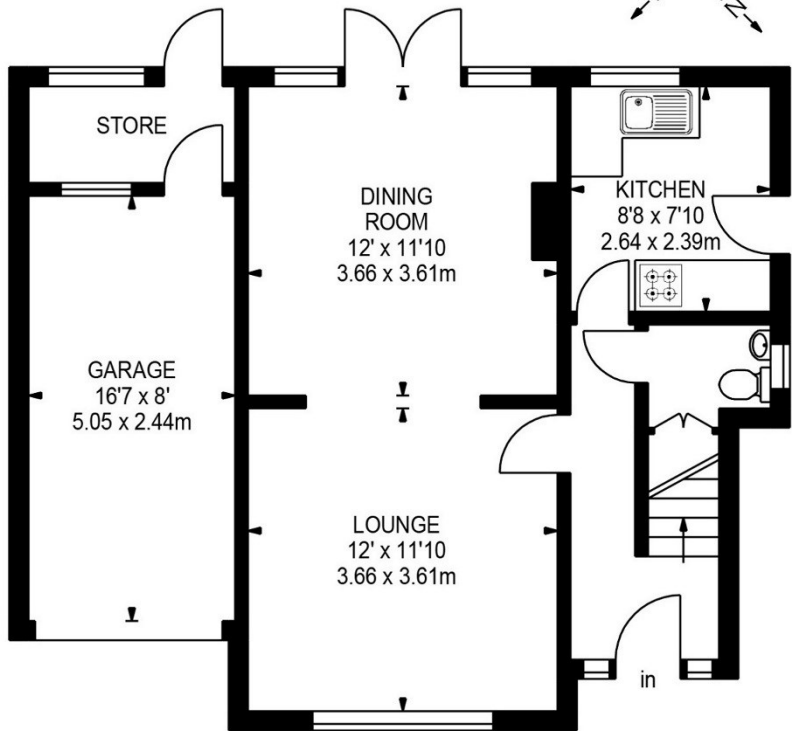
REAR GARDEN: A south westerly facing garden with a wide patio area ideal for entertaining and BBQs, lawn with mature flower and shrub borders, side access, outside water tap.



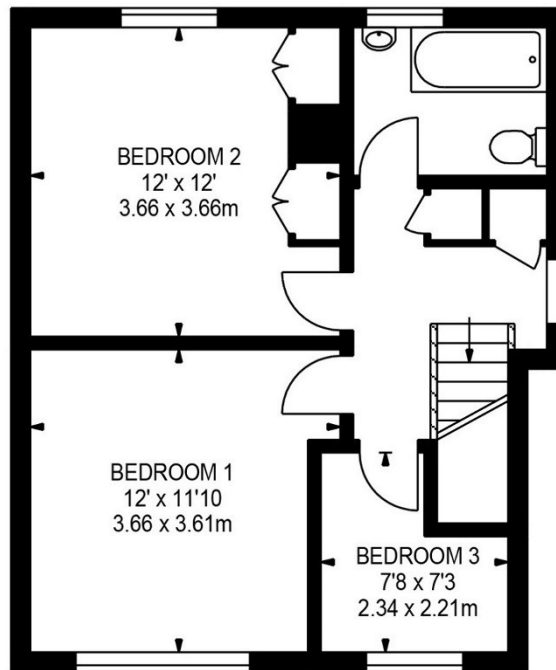
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GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1098 SQ FT / 102.00 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

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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.*

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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