

Shepherds Chase, Bagshot, Surrey, GU19 5QX

£365,000 - Freehold

*** NO ONWARD CHAIN *** A well presented two bedroom mid terraced house, located on the popular Connaught Park and built around 1987. Internally, the property comprises an entrance hall with modern cloakroom, well equipped kitchen and a spacious living/dining room. The property has double glazed windows and gas fired heating with radiators. Upstairs provides two excellent size double bedrooms and a luxury bathroom. There is a lovely rear garden with raised timber decking, ideal for entertaining and BBQs. An ideal purchase for first time buyers or for rental investment. 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.

A double glazed front door to the: **ENTRANCE HALL:** With wood laminate flooring, radiator, under stairs cupboard.

CLOAKROOM: Fully tiled walls, low level WC, wash basin, towel radiator, fuse box.

KITCHEN: 9'10 x 6 (3.00m x 1.83m). Front aspect double glazed window, down lights, wall mounted gas fired Ideal boiler for heating, radiator, base and wall cupboards, sink with mixer tap, built-in Bosch oven, Electra four ring gas hob, Smeg cooker hood, spaces for a washing machine and upright fridge/freezer,

continuation of the wood laminate flooring.

LIVING/DINING ROOM: 14'11 x 12 (4.55m x 3.67m). Coving, radiator, double glazed French doors with lovely view of the rear garden.

Stairs from entrance hall to **LANDING:** Coving.

BEDROOM ONE: 11'11 x 9 (3.64m x 2.75m). Wide double glazed window overlooking the rear garden, radiator, loft hatch (boarded loft), TV point.

BEDROOM TWO: 11'11 x 8'10 (3.63m x 2.70m). Front aspect double glazed window, radiator, built-in mirror sliding wardrobe, airing cupboard with hot water tank and linen shelves.

BATHROOM: Fully tiled walls, panel enclosed bath, shower screen, low level WC, round wash basin with mixer tap, towel radiator, extractor fan, tiled flooring.

GARAGE: Up and over door, light and power, off street parking in front of garage.

OUTSIDE:

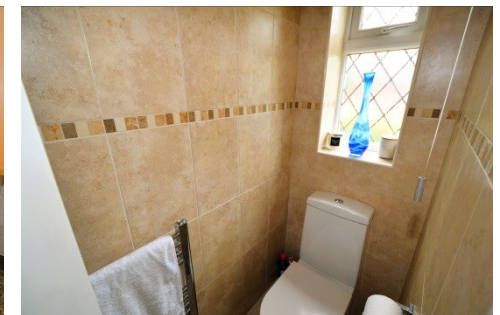
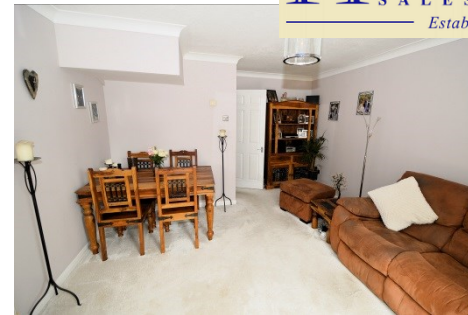
FRONT GARDEN: Lawn with pathway to front door.

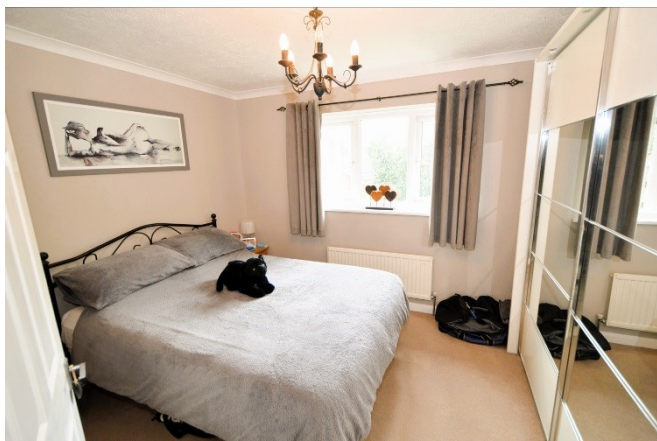
REAR GARDEN: Attractive raised timber decking area ideal for entertaining and BBQs, lawn with shrub borders, gate at rear with access to garden.

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

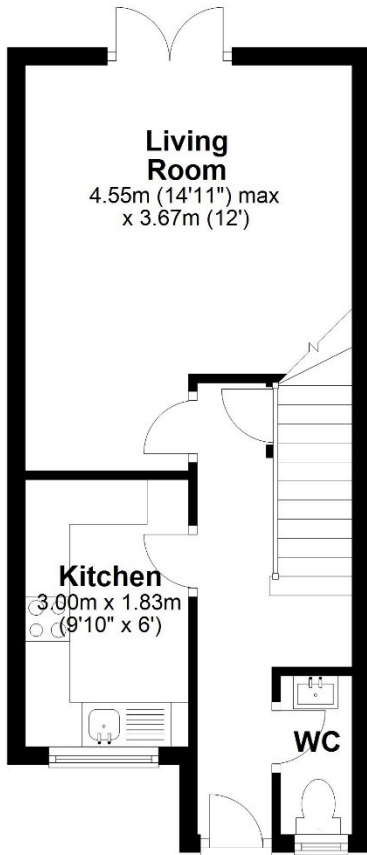


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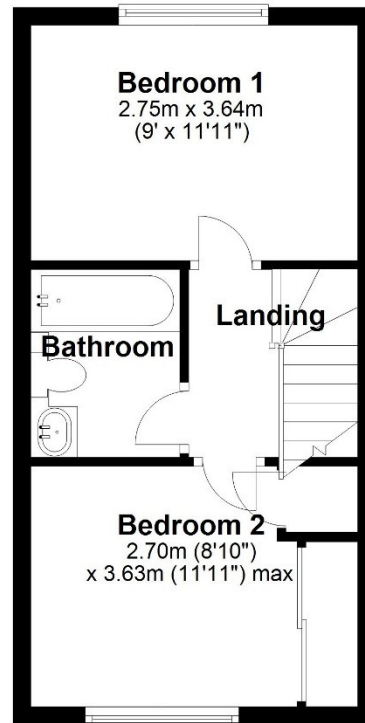




Ground Floor
Approx. 29.8 sq. metres (320.4 sq. feet)



First Floor
Approx. 28.1 sq. metres (302.0 sq. feet)



Total area: approx. 57.8 sq. metres (622.5 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.

Score	Energy rating	Current	Potential
91+	A		
81-90	B		89 B
71-80	C		
61-70	D	68 D	
51-60	E		
41-50	F		
31-40	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.