

# HOWLANDS

SALES & LETTINGS

*Established 2009*



Green Lane, Bagshot, Surrey, GU19 5NL

£300,000 Freehold

A well presented one bedroom bungalow located on a corner plot position with a good size front and rear gardens. There is excellent potential for a loft conversion to create an upstairs second bedroom and ensuite shower (subject to planning permission, etc) and or to extend the property at the side. The accommodation offers a entrance lobby with storage cupboard and door to an entrance hall with further storage cupboards. There is a modern white kitchen with dual aspect windows, a spacious living room with wood laminate flooring, an excellent size double bedroom with two built-in wardrobe cupboards and there is a good size white suite bathroom. The property has gas fired heating with radiators with a Glow Worm condensing gas boiler and double glazed windows and doors. To the front at the side there is a lovely private courtyard area ideal for a table and chairs and there is a large front garden with lawn. The rear garden is a good size with a large patio area leading to lawn and there is also a large timber storage shed. 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 school (at the top of the road), 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 hardwood front door to **ENTRANCE LOBBY:** Deep storage cupboard, window and door to garden. Door to:

**ENTRANCE HALL:** Radiator with thermostat, small window, cupboard with RCD fuse box and electric meter, further storage cupboard, airing cupboard with insulated hot water cylinder tank with linen

shelves and programmer for heating and hot water.

**KITCHEN: 11'4 x 8'3 (3.49m x 2.55m).** Range of base and wall cupboards, worktops with tiled splash backs, wall mounted Glow Worm condensing gas boiler for heating and hot water, two double glazed windows, fitted blinds, stainless steel sink with mixer tap, built-in electric Beko oven and four ring induction hob, spaces for an upright fridge/freezer and a washing machine, attractive flooring.

**LIVING ROOM: 12'4 x 11'6 (3.75m x 3.50m).** Wide front aspect double glazed window, fitted blinds, wood laminate flooring, radiator with thermostat, coved and artex ceiling.

**BEDROOM: 11'11 x 11'6 (3.64m x 3.50m).** Excellent size double bedroom with wide double glazed window with garden view, fitted blinds, radiator with thermostat, two wardrobe cupboards, high level storage units over bed, coved and artex ceiling.

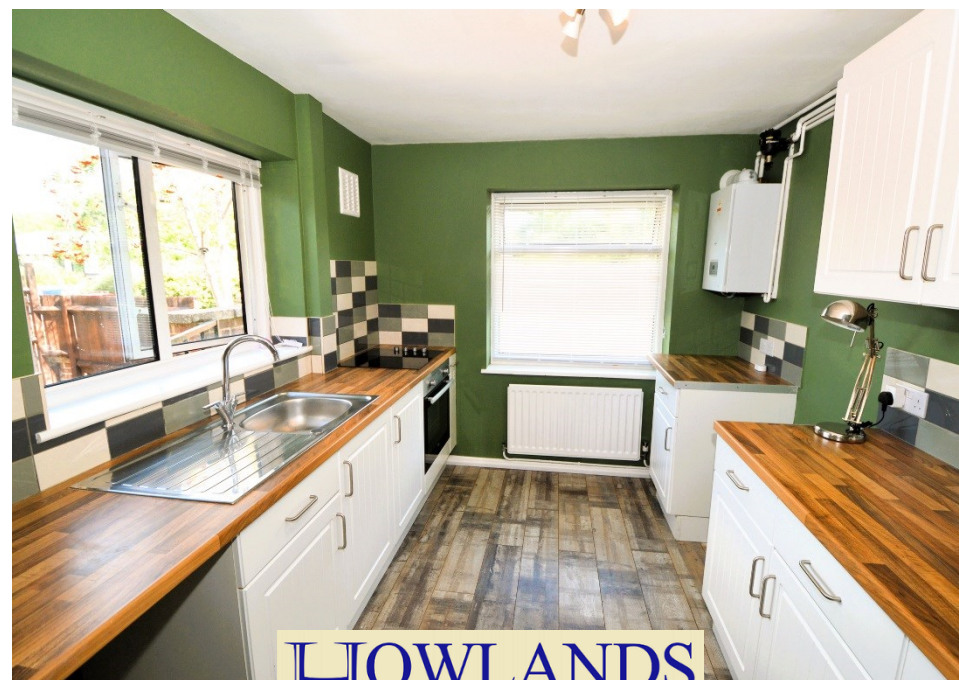
**BATHROOM: 6'8 x 5'5 (2.04m x 1.65m).** Panel enclosed bath with shower screen, wall mounted Aqualisa shower unit, wash hand basin, low level WC, towel radiator.

**OUTSIDE:**

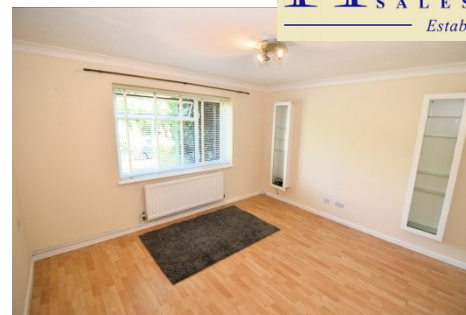
**FRONT GARDEN:** Front lawn with shrubs, steps leading up to front gate. Lovely side courtyard area with patio with space for a table and chairs, gas meter, water tap.

**REAR GARDEN:** Wide patio area for entertaining and BBQs, large timber storage shed, lawn area with a brick built BBQ.

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

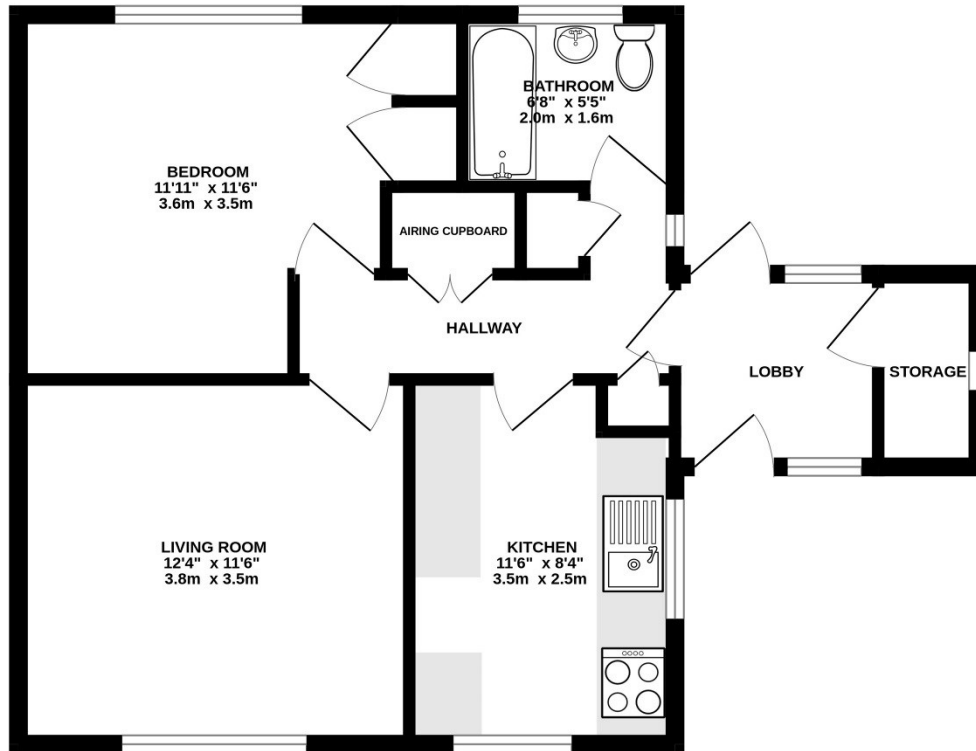


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GROUND FLOOR  
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA : 533 sq.ft. (49.5 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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- \* 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		90 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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