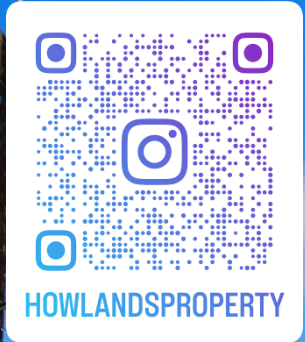


HOWLANDS

SALES & LETTINGS

Established 2009



Cedar Close, Bagshot, Surrey, GU19 5AD

£525,000 Freehold

*** NO ONWARD CHAIN - PROBATE GRANTED ***

We are pleased to offer for sale this spacious and extended link-detached house, situated in the highly popular Cedar Close in a very convenient position. Just a short walk of the High Street with its shops, pubs, restaurants and the railway station. The property has been extended with a rear dining room with French doors to the garden and a kitchen overlooking to attractive rear garden, the former kitchen was converted into a spacious utility room. A cloakroom/wc was built at the front. The accommodation comprises an entrance hall with a cloakroom/wc, a spacious living room leading through to a dining room and a large open plan kitchen/utility room. Upstairs provides two double bedrooms, a third single bedroom and a shower room. The property has double glazed windows and a gas fired Potterton Promax 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 has direct commuter morning and return time train services to London (Waterloo). Close by just off the A30 London Road 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.

An attractive front porch extension with double glazed door to the **ENTRANCE HALL:** Radiator.

CLOAKROOM/WC: Modern white suite comprising fully tiled walls, low level WC, wash basin with mixer tap, double glazed window, towel radiator.

LIVING ROOM: 22'10 x 11'5 (6.97m x 3.47m). Wide front aspect double glazed window, two radiators, attractive fireplace with gas fire, four wall light points, leading through to;

DINING ROOM: 9'9 x 9'2 (2.96m x 2.79m). Radiator, double glazed French doors with side panel windows, wall light, door to:

KITCHEN: 9'9 x 8'1 (2.96m x 2.47m). Range of white base and wall cupboards with worktops and tiled splash backs,

wide double glazed window with garden views, built-in Neff oven, Beko four ring gas hob, cooker hood above, space for a full size dishwasher, one and a half bowl sink unit, open plan to:

UTILITY ROOM: 11'7 x 8'1 (3.53m x 2.47m). Range of white base and wall cupboards, radiator, space for washing machine and room for an upright fridge/freezer, under stairs cupboard with fuse box, gas and electric meters, storage cupboard with wall mounted Potterton Promax boiler for heating and hot water, Potterton programmer unit, double glazed door to side access.

Stairs from entrance hall to the **LANDING:** Double glazed window, loft hatch with pull down ladder, airing cupboard with insulated hot water cylinder tank with linen shelves, plain ceilings upstairs.

BEDROOM ONE: 12'1 x 10'5 (3.69m x 3.17m). Wide front aspect double glazed window, radiator, range of built-in wardrobe cupboards with hanging and shelf storage space.

BEDROOM TWO: 11'5 x 10'4 (3.49m x 3.14m). An excellent size double bedroom with double glazed window overlooking the rear garden, radiator, built-in wardrobes with dressing table.

BEDROOM THREE: 8'1 x 7 (2.45m x 2.13m). A good size single bedroom with front aspect double glazed window, radiator.

SHOWER ROOM: 7'10 x 5'9 (2.38m x 1.75m). Corner shower cubicle Triton power shower, low level WC, wash basin with vanity units, towel radiator, double glazed window, fully tiled walls.

OUTSIDE:

FRONT GARDEN: Front brick paved driveway with space for two cars, lawn with shrub borders.

REAR GARDEN: A very good size and attractive rear garden with a wide patio area leading to lawn with attractive mature flower and shrub borders, outside water tap, side access to front with gate.

GARAGE: 19'3 x 8 (5.86m x 2.43m). Up and over door, light and power, rear door to garden and a useful covered



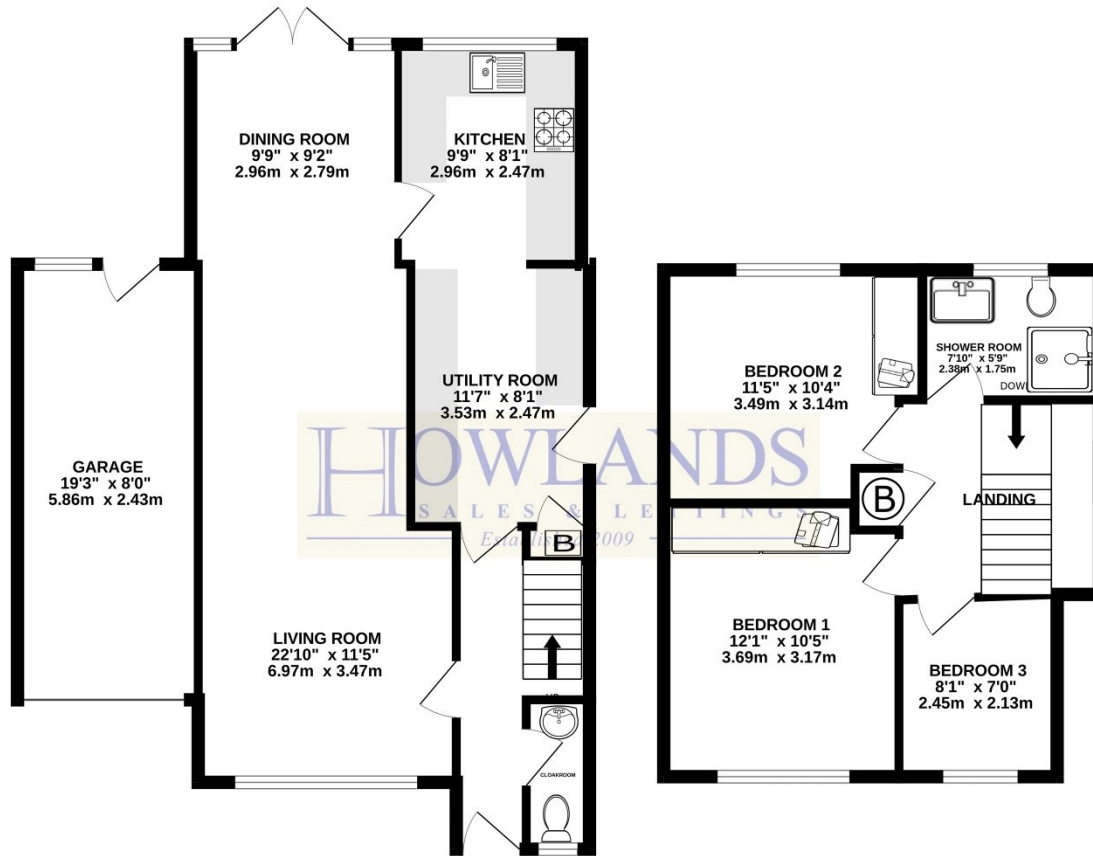
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GROUND FLOOR
734 sq.ft. (68.2 sq.m.) approx.

1ST FLOOR
416 sq.ft. (38.6 sq.m.) approx.



CEDAR CLOSE, BAGSHOT, SURREY, GU19 5AD

TOTAL FLOOR AREA : 1150 sq.ft. (106.8 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	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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