

Shire Close, Bagshot, Surrey, GU19 5RA

£340,000 - Freehold

SUMMARY: A two bedroom end of terrace house built by Heron Homes in the late 1980's and situated in a cul de sac position in Shire Close, on the popular Connaught Park. The property has recently been redecorated and had new fitted carpets. Comprising an entrance hall with cloakroom, kitchen, a spacious living room with spiral staircase to the first floor. Upstairs provides a spacious bedroom one with built-in wardrobes, a good size second bedroom with wardrobe and a white suite bathroom. The property has gas fired heating with radiators.

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.

Outside store cupboard with gas and electric meters, fuse box, double glazed front door to the:

ENTRANCE HALL: With wood laminate flooring.

CLOAKROOM: White suite with low level WC, wash hand basin.

KITCHEN: 10'4 x 6'4 (3.15m x 1.94m). Front aspect window, wood laminate flooring, range of base and wall cupboards, worktops with tiled splash backs, stainless steel sink unit with mixer tap, radiator, space for a cooker and washing machine, wall mounted gas fired Baxi boiler for heating and hot water.

LIVING/DINING ROOM: 16'7 x 13 (5.06m x 3.97m). A spacious room with two radiators, window, wide sliding patio door to garden.

Spiral staircase to the **LANDING:** Airing cupboard with hot water cylinder tank, loft hatch.

BEDROOM ONE: 13'9 x 11'1 (4.18m x 3.37m). Front aspect window, radiator, built-in wardrobes along one wall with hanging and shelf storage space.

BEDROOM TWO: Rear aspect window, radiator, built-in double wardrobe cupboard.

BATHROOM: A white suite comprising a panel enclosed bath, wall mounted shower unit, wash basin with mixer tap, low level WC, front aspect window, extractor fan.

OUTSIDE:

REAR GARDEN: A private and well enclosed rear garden with patio area ideal for entertaining and BBQs, side access with gate, lawn with flower and shrub borders.

FRONT: There are two parking spaces in front of the house.

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

** 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.*

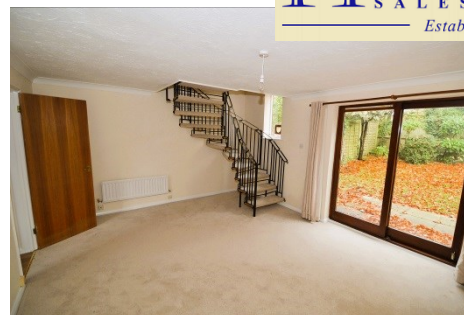
** Although these details are believed to be correct, they are not guaranteed. Purchasers should satisfy themselves as to their accuracy.*

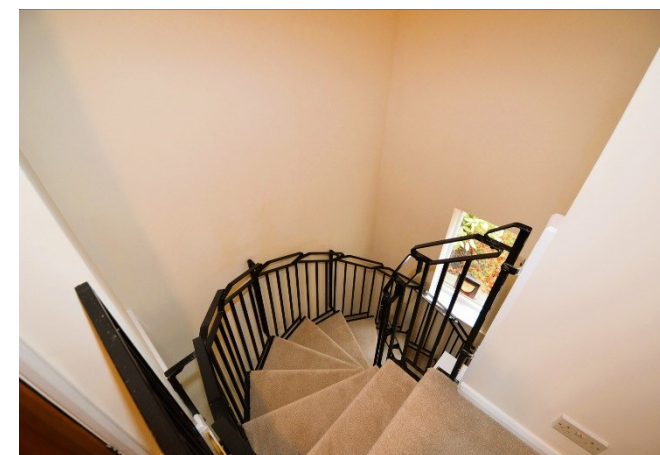
** Any electrical and gas appliances are not tested.*

** Sizes given are maximum approximate dimensions based on the floorplan.*

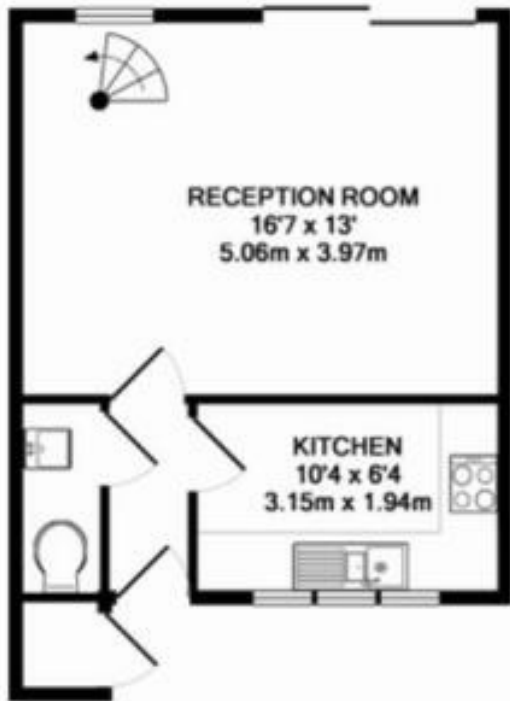


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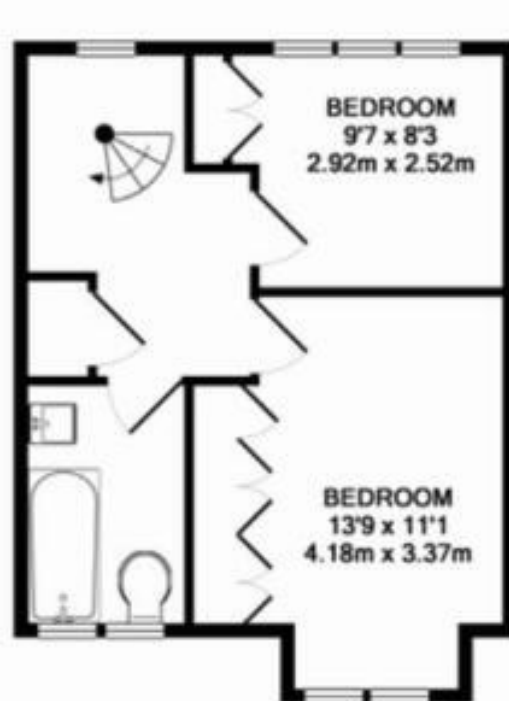








GROUND FLOOR
APPROX. FLOOR
AREA 31.4 SQ.M.
(338 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 31.7 SQ.M.
(341 SQ.FT.)

SHIRE CLOSE, BAGSHOT, GU19 5RA
TOTAL APPROX. FLOOR AREA 63.1 SQ.M. (679 SQ.FT.)

All measurements taken to RICS Guidelines for Gross Internal Area. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any errors, omission or misstatement. This plan is for guidance 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.
Made with Planimeter 02008



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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