

**HOWLANDS**  
SALES & LETTINGS  
*Established 2009*



**Horsebrass Drive, Bagshot, Surrey, GU19 5RB**

**£345,000 - Freehold**



**\* SUMMARY \*** A well presented two bedroom end of terrace house built by Heron Homes in 1988. This two double bedroom home is located in a cul de sac position on the popular Connaught Park. Comprising an entrance hall with cloakroom, front aspect well equipped kitchen and a generously sized living room with attractive spiral staircase. The property has double glazed windows and gas fired heating with radiators with a Worcester Greenstar boiler for the heating and hot water. Upstairs provides an excellent main front double bedroom with built-in wardrobes, a second double bedroom with rear garden views and a family bathroom. The rear garden is attractive with a patio area ideal for entertaining and BBQs. There is a residents parking area at the front. An ideal purchase for first time or rental investment buyers. 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.

Outside cupboard fuse box, electric and gas meters, covered entrance with outside courtesy light, front door to the:

**ENTRANCE HALL** Quality wood flooring, door to:

**CLOAKROOM:** Low level WC, extractor fan, corner wash basin, radiator.

**KITCHEN: 10'8 x 6'5 (3.25m x 1.95m).** Base and wall cupboards, worktops with tiled splash backs, wide front aspect double glazed window with view of the cul de sac, stainless steel sink unit with mixer tap, built-in Bosch oven, Bosch four

ring gas hob with Neff cooker hood above, radiator, wall mounted Worcester Greenstar boiler for heating, space for a fridge, freezer and a washing machine.

**LIVING ROOM: 16'4 x 12'10 (4.98m x 3.92m).**

Coved and artex ceiling, continuation of the attractive wood flooring from the entrance hall, two radiators, double glazed window, double glazed sliding patio door to the garden.

**Spiral staircase to the LANDING:** Loft hatch (loft ladder and partially boarded), airing cupboard with insulated hot water tank, linen shelves, programmer for heating and hot water.

**BEDROOM ONE: 14'6 max x 11'3 (4.43m x 3.43m).** An excellent size double bedroom with built-in wardrobe cupboards along one wall, with hanging and storage space, radiator, double glazed window overlooking the cul de sac.

**BEDROOM TWO: 11'6 x 8'4 (3.51m x 2.53m).** Wide double glazed window overlooking the rear garden, radiator, recessed space ideal for a desk or wardrobe.

**BATHROOM:** Double glazed window, low level WC with concealed cistern, display shelf, panel enclosed bath, wash hand basin with mixer tap, radiator, towel rail, artex ceiling.

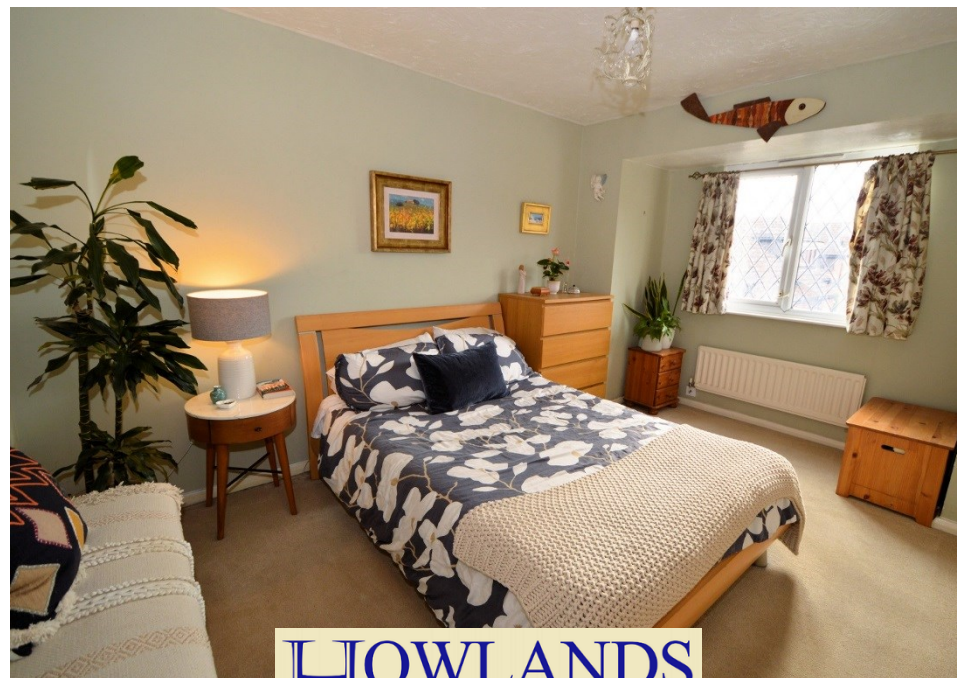
**OUTSIDE:**

**REAR GARDEN:** Patio area ideal for entertaining and BBQs, lawn with garden enclosed by fencing, gate with side access to front.

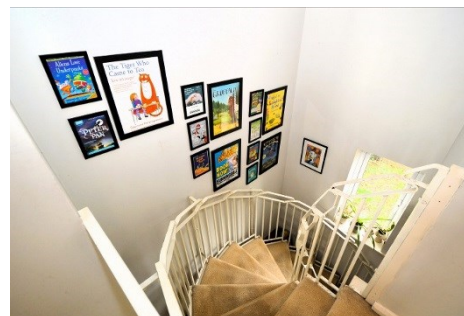
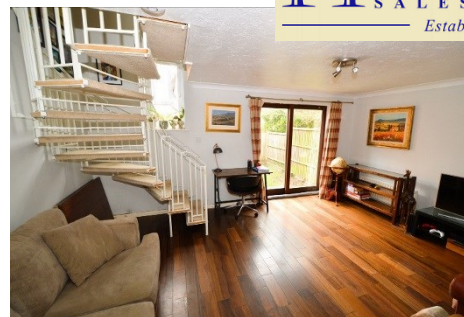
**FRONT GARDEN:** Attractive flower and shrub borders.

**EPC RATING: C**

**COUNCIL TAX: F**



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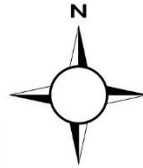
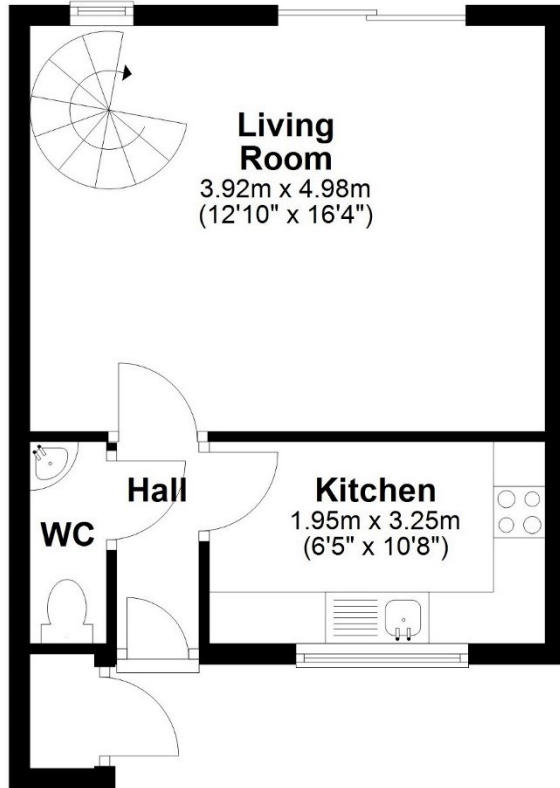




Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

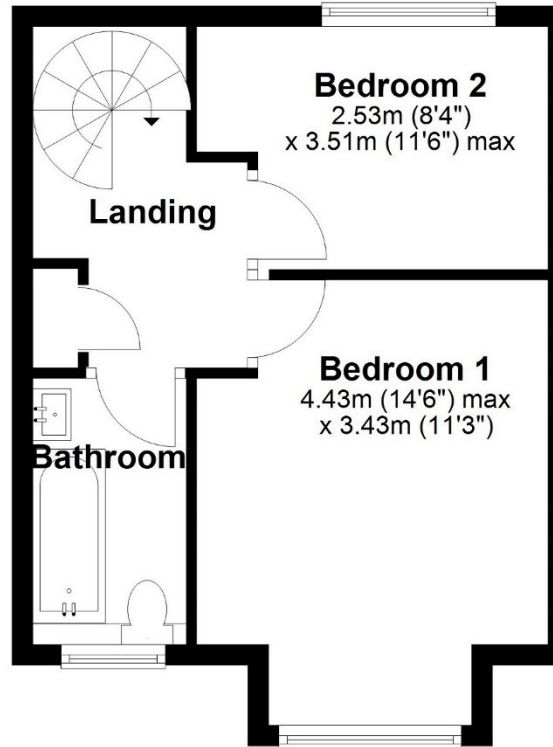
### Ground Floor

Approx. 30.5 sq. metres (328.4 sq. feet)



### First Floor

Approx. 31.3 sq. metres (336.8 sq. feet)



Total area: approx. 61.8 sq. metres (665.2 sq. feet)

Floorplan is for illustration purposes only. All measurements are approximate and should be verified.  
Plan produced using PlanUp.

- \* 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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