

College Ride, Bagshot, Surrey, GU19 5EW

£525,000 Freehold

*** SUBJECT TO PROBATE - NO ONWARD CHAIN *** A detached chalet style house that is in need of modernisation however offering excellent potential and also for extension (subject to planning permission). Located in the highly sought after College Ride area and just a short walk of St. Annes Church and the 'Swinley Forest' which is a huge expanse of woods and heathland. There are many miles of attractive tracks and pathways ideal for walkers, keep fit joggers, dog walkers and cyclists. Comprising a spacious living room, large kitchen and a dining room. Upstairs provides two double bedrooms and a shower room. The property has double glazed windows and a gas fired Potterton boiler for the heating and hot water. The property also benefits from PV solar panels and solar hot water heating. The rear garden is large and attractive with wide patio area, lawn with shrub borders. 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 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 double glazed side door to the: **ENTRANCE HALL:** Radiator, thermostat, under stairs cupboard with electric meter, gas meter, RCD fuse box and Ever Solar inverter.

LIVING ROOM: 18'1 x 15'2 (5.51m x 4.62m). Wide front aspect double glazed window, further side double glazed window, two radiators, attractive fireplace with stone surround and hearth with inset gas fire.

KITCHEN: 11'8 x 9'3 (3.56m x 2.81m). Range of base and wall cupboards, wide double glazed window with garden view, spaces for an upright fridge/freezer,

washing machine and a tumble dryer. Built-in Indesit oven, four ring gas hob, one and a half bowl stainless steel sink unit with mixer tap, radiator, wall mounted gas fired Potterton Suprima boiler for heating and hot water, double glazed side door.

DINING ROOM: 11'8 x 8'4 (3.56m x 2.55m). Radiator, double glazed sliding patio doors to garden.

Stairs from entrance hall to the **LANDING:** Double glazed window, storage cupboard, loft hatch.

BEDROOM ONE: 12'5 x 11'5 (3.78m x 3.48m). Built-in wardrobes along one wall, further built-in wardrobes with recess space for a bed, eaves storage cupboards, front aspect double glazed window.

BEDROOM TWO: 11'10 x 11'5 (3.62m x 3.48m). Double glazed window overlooking rear garden, airing cupboard with hot water cylinder tank and programmer for heating and hot water, eaves storage cupboards.

SHOWER ROOM: A white suite with fully tiled walls, low level WC, wash hand basin, double glazed window, corner shower with wet room style floor, wall mounted Mira thermostatic shower, towel radiator.

OUTSIDE:

FRONT GARDEN: A wide gravel driveway leads down the side to a garage, ample parking for three cars, gravel area with ornate flower and shrub borders.

REAR GARDEN: Wide paved patio area ideal for entertaining and BBQs, leading to lawn with flower and shrub borders.

GARAGE: Electric up and over door, light and power.

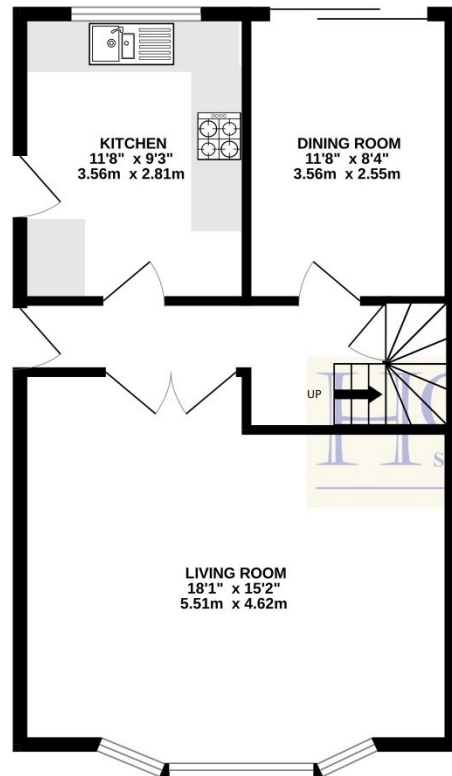


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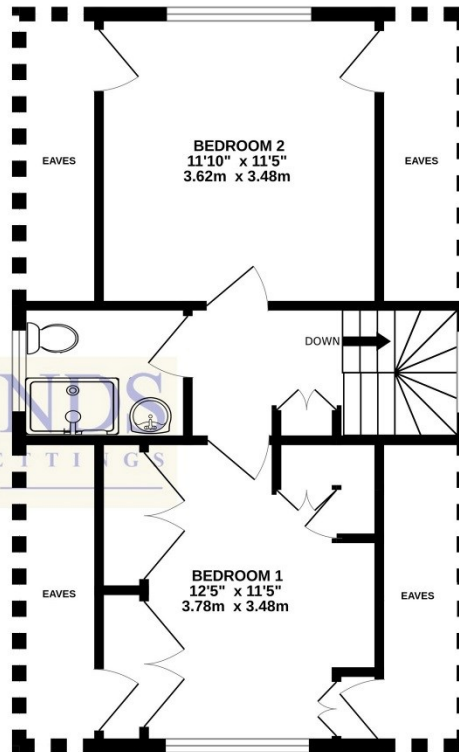




GROUND FLOOR
538 sq.ft. (50.0 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



COLLEGE RIDE, BAGSHOT, SURREY, GU19 5EW

TOTAL FLOOR AREA : 915 sq.ft. (85.0 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		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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Established 2009

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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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