Selbon
Simply Different

Laird Court, Bagshot,
Surrey, GU19 5QN
Offers over £350,000 Freehold

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Selbonproperty.co.uk

- Two Bedroom Mid Terrace Home
- Connaught Park Development
- Bathroom With White Suite
- Garage & On-Street Parking
- Gas Central Heating & Double Glazed Windows
- Charles Church 'Sinclaire' Design
- Kitchen & Living Room
- Westerly Facing Rear Garden
- Ideal Investment or First Time Purchase
- No Onward Chain

Selbon Estate Agents are delighted to offer to the market this two bedroom mid-terrace home built by messrs Charles Church to their 'Sinclaire' design, ideally located on the Connaught park development in Bagshot.

The property is an ideal first time purchase or investment property and further benefits from being sold with no onward chain complications.

On entering the property you are welcomed into a reception hallway with stairs to the first floor with storage cupboard below. The front aspect kitchen is fitted with a range of eye and base level cupboard and drawer units under a roll-top work surface. Built-in hob with extractor over and oven. Space for white goods and breakfast bar.

The rear aspect living/dining room has wood veneer flooring and double glazed doors to the rear garden.

To the first floor a hatch gives access to the loft space. There are two good sized bedrooms and a bathroom with white suite.

Externally the Westerly facing rear garden measures approximately 45ft. in length. The garden is predominately laid to lawn with two decked areas. At the rear of the garden there is a courtesy door to the garage.

The property is approximately 0.7 miles from Bagshot High Street and the village centre, where there is a range of local shops and services. For families, Connaught Junior School is approximately 0.25 miles away, with Bagshot Infant School approximately 0.6 miles from the property. Other nearby educational options include; Lightwater Village School and Hall Grove School, a well-known independent school.

The property also benefits from good road and rail connections. Bagshot railway station is approximately 0.8 miles away. Camberley station is approximately 2.5 miles away and Sunningdale station approximately 3.7 miles away. Bagshot is situated immediately north of M3 Junction 3, which is approximately 1–1.5 miles from the property giving good access to London and the South coast.

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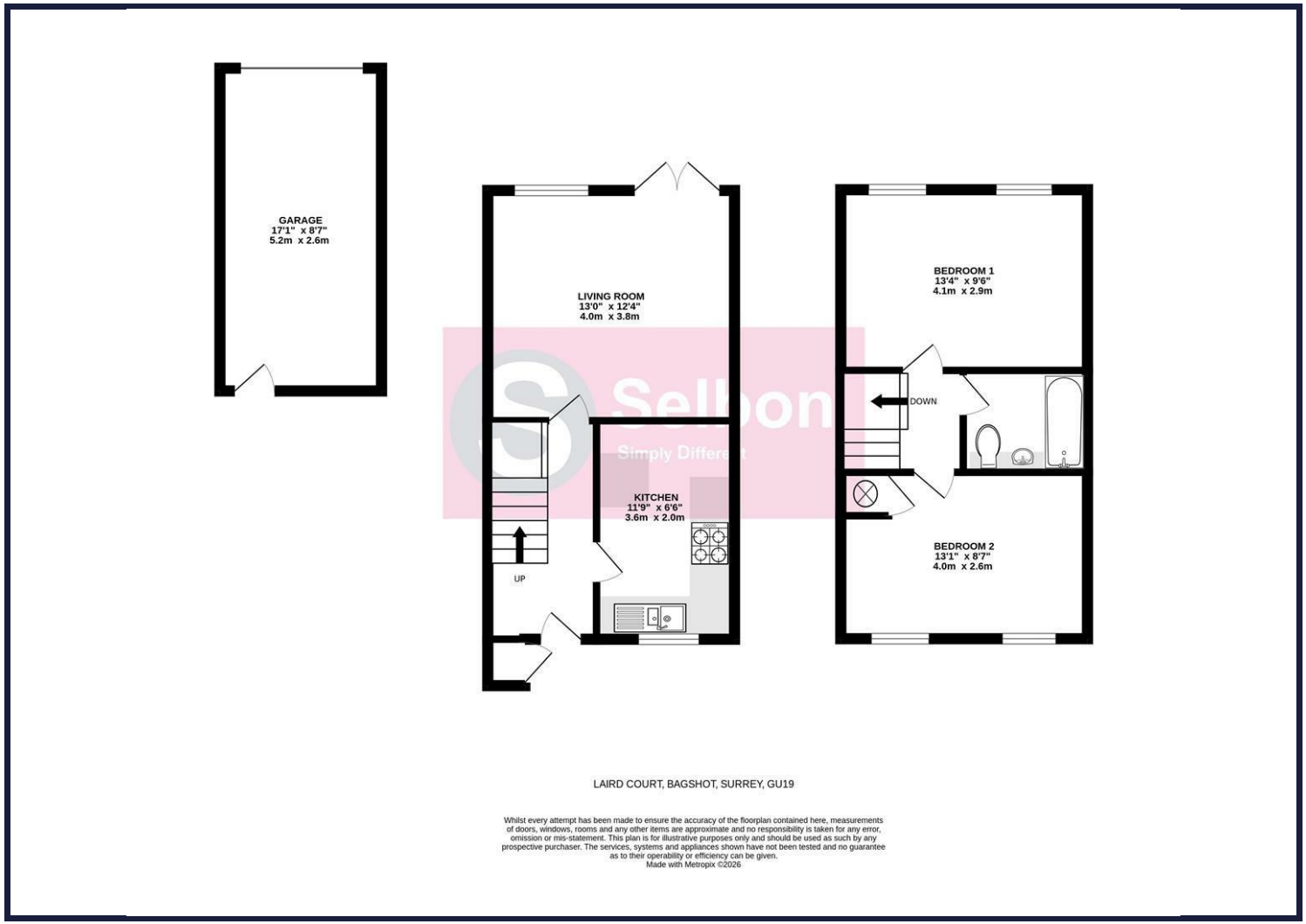
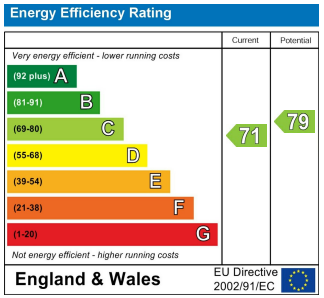
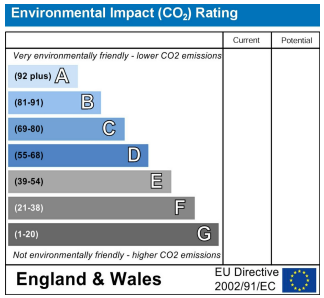
Floor Plans



Area Map

Energy Performance Graph





Viewing

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

Council Tax Band: C

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