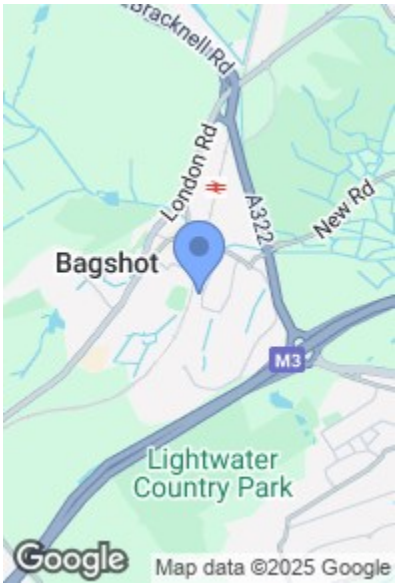


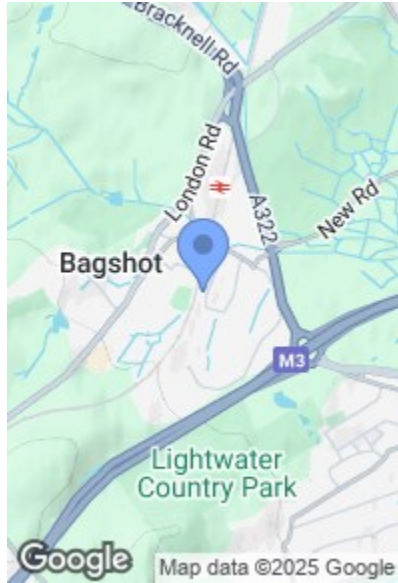
ROAD MAP



HYBRID MAP



TERRAIN MAP



BAGSHOT GREEN, BAGSHOT GU19  
OFFERS IN EXCESS OF £450,000

Camberley 01276 539111  
Email: [enquiries@knightspropertyservices.com](mailto:enquiries@knightspropertyservices.com)  
54 Obelisk Way, Camberley, Surrey GU15 3SG  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	51	71
EU Directive 2002/91/EC		







## MAIN FEATURES

- Well Presented Semi Detached Property
- Three Bedrooms
- Driveway Parking
- Attic Room
- Good Commuter Links
- Shower Room & Bathroom
- Spacious & Well Maintained Rear Garden

## FULL DETAILS

### Entrance Hallway

Enter via front door, stairs leading to the first floor and tiled flooring.

### Reception Room

17'9 x 14'0 (5.41m x 4.27m)

Front aspect, feature fireplace, wood flooring and leading through to;

### Conservatory

13'0 x 12'0 (3.96m x 3.66m)

Doors leading out onto decking area, underfloor heating and wood flooring.

### Kitchen

16'0 x 11'0 (4.88m x 3.35m)

Range of base and eye level units, sink, boiler, five ring gas hob with electric fan assisted oven/grill and extractor hood. Space for; fridge/freezer. Partly tiled walls and tiled flooring. Door leading out onto decking area.

### Shower Room

Corner shower cubicle, low level WC, wash hand basin, heated towel rail, tiled walls and tiled flooring.

### First Floor Landing

Carpet flooring.

### Bedroom One

13'9 x 10'9 (4.19m x 3.28m)

Rear aspect double bedroom, fitted wardrobes and carpet flooring.

### Bedroom Two

11'0 x 10'9 (3.35m x 3.28m)

Rear aspect double bedroom, fitted wardrobes and laminate flooring.

### Bedroom Three

10'4 x 6'7 (3.15m x 2.01m)

Front aspect and laminate flooring.

### Bathroom

Bath, low level WC, wash hand basin, wood flooring and tiled walls.

### Attic Room

20'4 x 9'0 (6.20m x 2.74m)

Two velux windows, storage in the eaves and carpet flooring.

### To The Front

Hedging, driveway parking and access to the rear of the property.

### To The Rear

Mainly laid to lawn with decking area. Garage, sheds and greenhouse.

### Council Tax

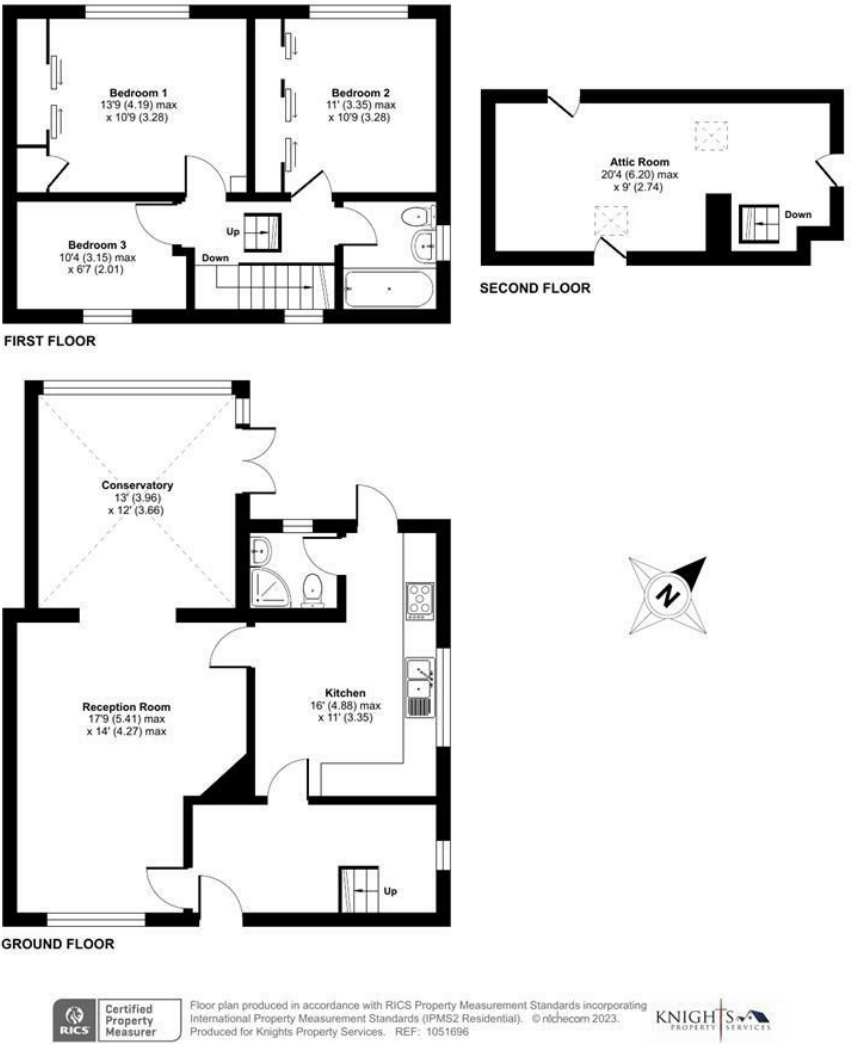
Band C.

## FLOORPLAN

### Bagshot Green, Bagshot, GU19

Approximate Area = 1312 sq ft / 121.8 sq m

For identification only - Not to scale



## BAGSHOT GREEN, BAGSHOT GU19

KNIGHTS PROPERTY SERVICES - New to the market for sale is this very well presented semi detached property in Bagshot. The ground floor comprising; spacious entrance hallway, kitchen, shower room and reception room leading through to the conservatory with access onto the rear garden. The first floor has three good size bedrooms and a bathroom. Additional features to note include the well maintained and large rear garden, driveway parking and an attic room to the second floor. The home is ideally situated for good commuter links including the M3, A322 and A30. Bagshot village has a good range of shops including a supermarket, pubs, restaurants and takeaways. There is a Waitrose supermarket nearby.