



9 Mill Field, BAGSHOT, Surrey GU19 5DR

PRICE £400,000 Freehold

*** NO ONWARD CHAIN*** ***COMPLETE REFURBISHMENT PROJECT*** ***POTENTIAL TO EXTEND STPP***

Presenting a fantastic opportunity to acquire a spacious three-bedroom semi-detached house, perfectly positioned on a large corner plot within a quiet cul-de-sac. This property offers tremendous potential for both families and investors alike, with no onward chain and a rare chance to create your dream home through a complete refurbishment project.

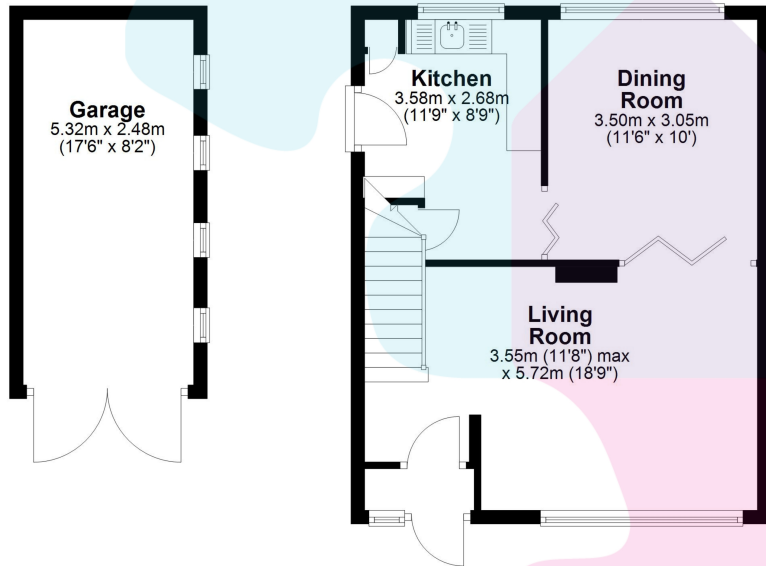
Set just a short walking distance from the heart of the village, this home benefits from easy access to local amenities including Waitrose and the beautiful Swinley Forest, ideal for weekend strolls and outdoor pursuits. The location combines village charm with convenience, offering a peaceful lifestyle yet close enough to all your essentials.

The accommodation includes three well-proportioned bedrooms alongside a family bathroom, providing



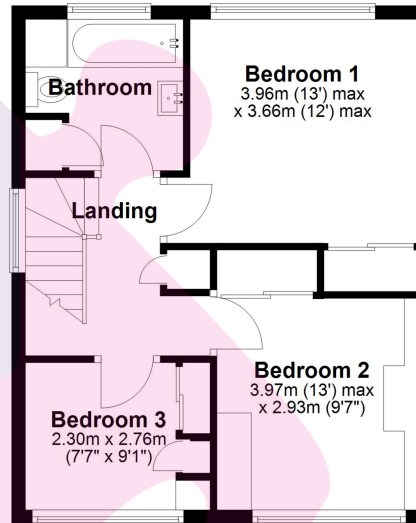
Ground Floor

Approx. 54.1 sq. metres (582.7 sq. feet)



First Floor

Approx. 40.9 sq. metres (440.4 sq. feet)



Total area: approx. 95.1 sq. metres (1023.1 sq. feet)

Floorplan is for illustration purposes only. All measurements are approximate and should be verified. Total Floor Area includes any garages, outhouses or ancillary buildings shown on the floorplan.
EPC and Floorplan produced by WWW.G-Whis.net
Plan produced using PlanUp.

- NO ONWARD CHAIN
- LARGE CORNER PLOT
- WALKING DISTANCE OF THE VILLAGE, WAITROSE & SWINLEY FOREST
- THREE BEDROOMS & FAMILY BATHROOM
- DRIVEWAY FOR TWO CARS & DETACHED SINGLE GARAGE

- COMPLETE REFURBISHMENT PROJECT
- EXCELLENT LOCATION WITHIN QUIET CUL-DE-SAC
- SEMI DETACHED
- TWO RECEPTION ROOMS
- POTENTIAL TO EXTEND (SUBJECT TO PERMISSIONS)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	58	71
A		
(81-91)		
B		
(69-80)		
C	58	71
(55-68)		
D		
(39-54)		
E		
(21-38)	58	71
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

