



Gomer Road, BAGSHOT, Surrey GU19 5DQ

Offers in Excess of £500,000 Freehold

Jigsaw Estates present to the market this well presented link detached home on the popular Earlswood Park development in Bagshot. The property is only a stones throw from the local Waitrose supermarket and also only a short distance from Bagshot village centre which offers further amenities as well as a number of cafes, pubs and restaurants.

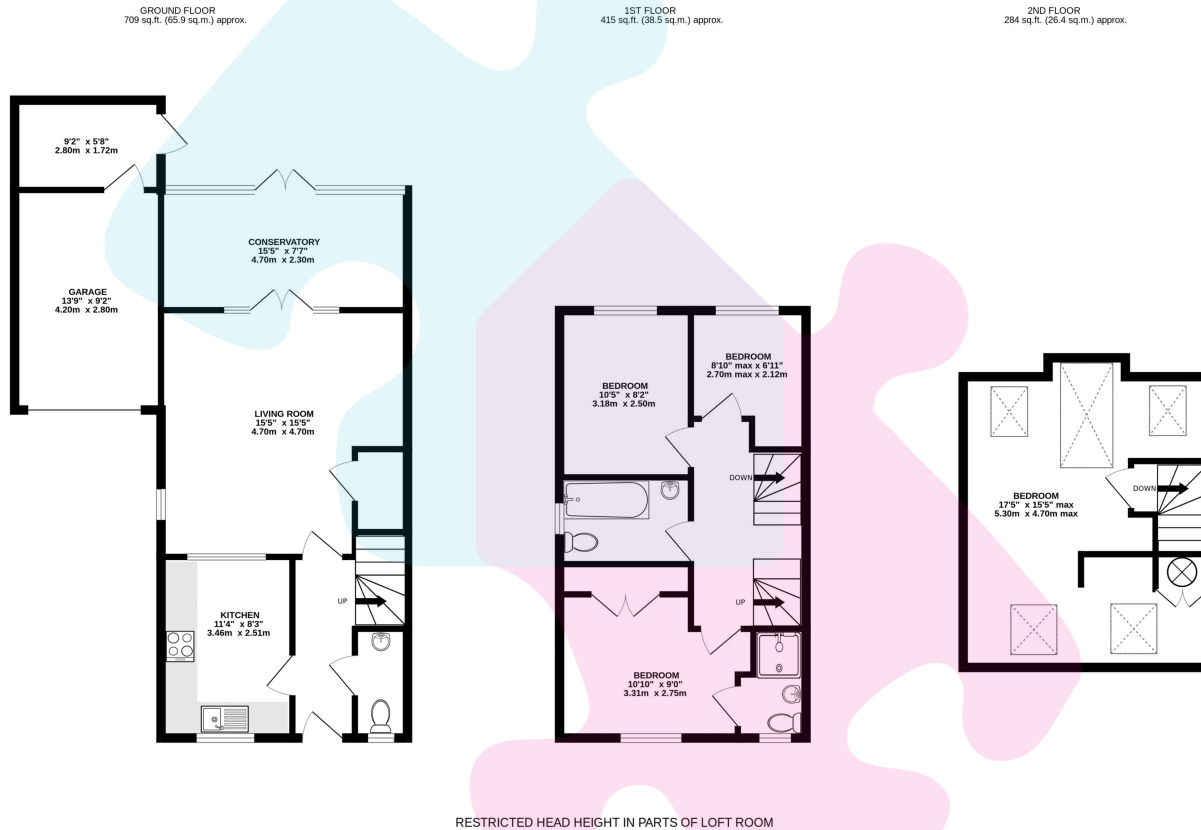
Accommodation is arranged over three floors and consists of four bedrooms with the principle bedroom being on the top floor, a large living room, a modern fitted kitchen and a Upvc conservatory/dining room. Further benefits include a downstairs cloakroom, a family bathroom and en-suite shower room to bedroom two.

The property also has a garage which can also be accessed from the garden and has an up and over door and power and light. The rear garden has a decked seating area with further patio with the remainder of the garden being mainly laid to lawn. The property also has the added benefit of backing onto the Earlswood country park!

Bagshot village is ideally situated to provide easy access to junction 3 of the M3 and the local train station is also within easy reach. There are a number of local schools nearby including Connaught Junior and Collingwood College. For those who enjoy outside space you have the local country park which is adjacent to the development and for longer walks you have Swinley Forest which offers acres of woodland stretching all the way across to Bracknell and Camberley.



- FOUR BEDROOMS
- LARGE LIVING ROOM
- CONSERVATORY/DINING ROOM
- SECLUDED REAR GARDEN
- WALKING DISTANCE TO WAITROSE
- EXCELLENT TRANSPORT LINKS
- DEVELOPMENT SERVICE CHARGE £618.39 P/A
- TWO BATHROOMS
- MODERN FITTED KITCHEN
- GARAGE
- BACKS ONTO COUNTRY PARK
- CLOSE TO BAGSHOT VILLAGE
- CLOSE TO LOCAL SCHOOLS



TOTAL FLOOR AREA: 1409 sq.ft. (130.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	80	83
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

