



23 Mill Field, BAGSHOT, Surrey GU19 5DR

OFFERS IN EXCESS OF £475,000

Jigsaw Estates are proud to offer this semi detached property located within a highly sought after cul-de-sac in Bagshot. The property is a short walk to the entrance of Swinley Forest which is beautiful and perfect for mountain biking and dog walking etc. It is also a short walk to Waitrose, the village high street and excellent schools.

In terms of accommodation there are three good sized bedrooms and a family bathroom. Downstairs there is a front aspect living room which leads into the separate dining room. Next to the dining room is the kitchen (ideal for knocking the kitchen and dining room together). Outside there is space to the side of the property (originally there was a garage here, but was removed) and a private rear garden which is south easterly facing. The driveway also provides parking for a couple of vehicles.

COUNCIL TAX BAND - D

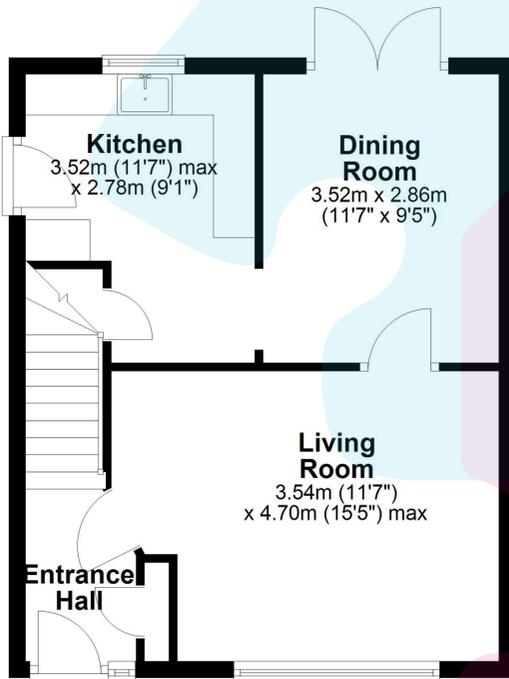
Mis-descriptions Act: We wish to inform prospective purchasers that we have not carried out a detailed



- QUIET CUL-DE-SAC
- FAMILY BATHROOM
- SOUTH EASTERLY FACING GARDEN
- UPVC DOUBLE GLAZING
- WALKING DISTANCE TO VILLAGE CENTRE & EXCELLENT SCHOOLS
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- WALKING DISTANCE TO SWINLEY FOREST
- HIGHLY SOUGHT AFTER LOCATION
- DRIVEWAY PARKING

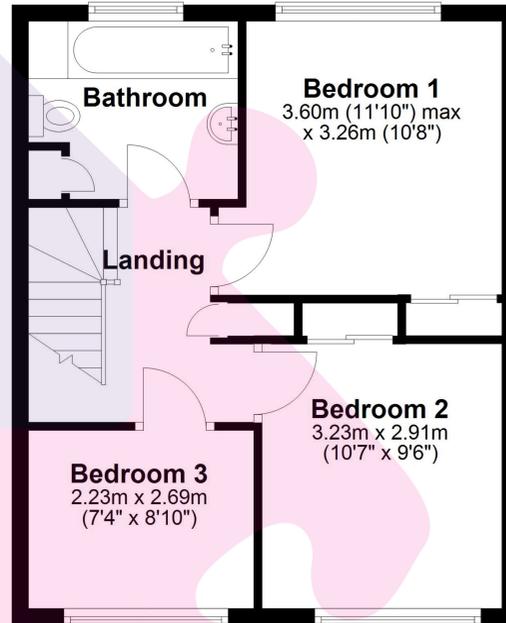
Ground Floor

Approx. 41.3 sq. metres (445.0 sq. feet)



First Floor

Approx. 41.1 sq. metres (442.5 sq. feet)



Total area: approx. 82.4 sq. metres (887.5 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	88
(81-91)	B	
(69-80)	C	72
(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

