

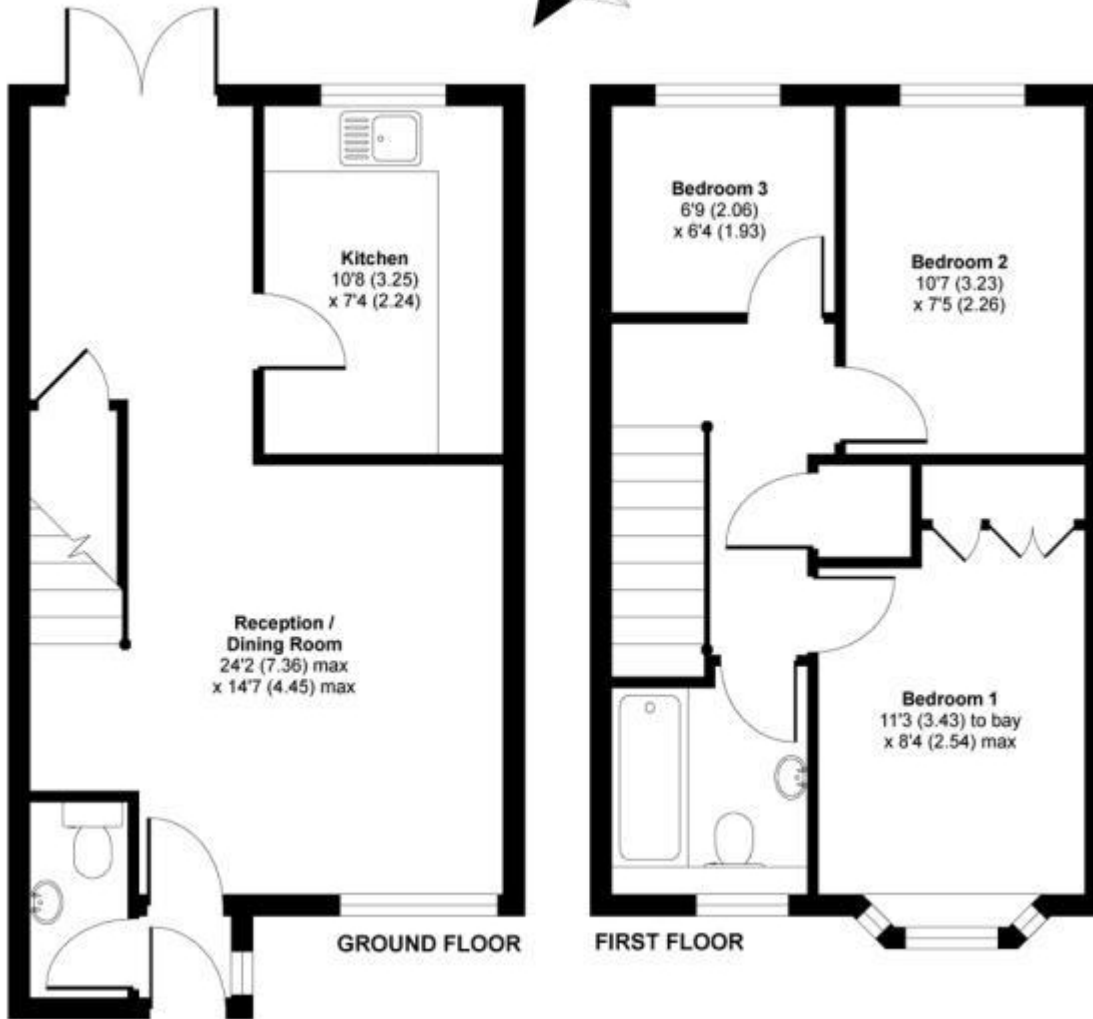


## 22 Drayhorse Drive, BAGSHOT, Surrey GU19 5RF

Offers in Excess of £450,000 Freehold

Jigsaw Estates are pleased to present to the market this well presented link detached home situated on the ever popular Connaught Park development in Bagshot. There are a number of local schools within close proximity and the village centre and train station are also only a short distance from the house. Accommodation comprises three bedrooms, a living room, dining area and modern fitted kitchen. Further benefits include a downstairs W.C, re-fitted family bathroom, Upvc double glazing and gas central heating. Outside to the rear there is a secluded garden with patio area. There is also access to the garage which has power and light. To the front of the property there is driveway parking for one car. It is also worth mentioning that the property offers potential to extend (subject to obtaining the correct planning permission). Viewings are highly recommended. Mis-descriptions Act: We wish to inform prospective purchasers that we have not carried out a detailed survey or tested the services, appliances and specific fittings including any heating system for this property. Floorplans shown are for illustrative purposes only and are not drawn to scale.





- COUNCIL TAX BAND = E
- THREE BEDROOMS
- DINING AREA
- RE FITTED BATHROOM
- CLOAKROOM
- GARAGE
- CLOSE TO LOCAL SCHOOLS
- POTENTIAL TO EXTEND (S.T.P.P)
- LINK DETACHED
- LIVING ROOM
- MODERN KITCHEN
- UPVC DOUBLE GLAZING
- PRIVATE REAR GARDEN
- DRIVEWAY PARKING
- EASY ACCESS TO M3

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		<b>84</b>
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>	<b>66</b>	
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Wales &amp; N.Ireland</b>		EU Directive 2002/91/EC 