



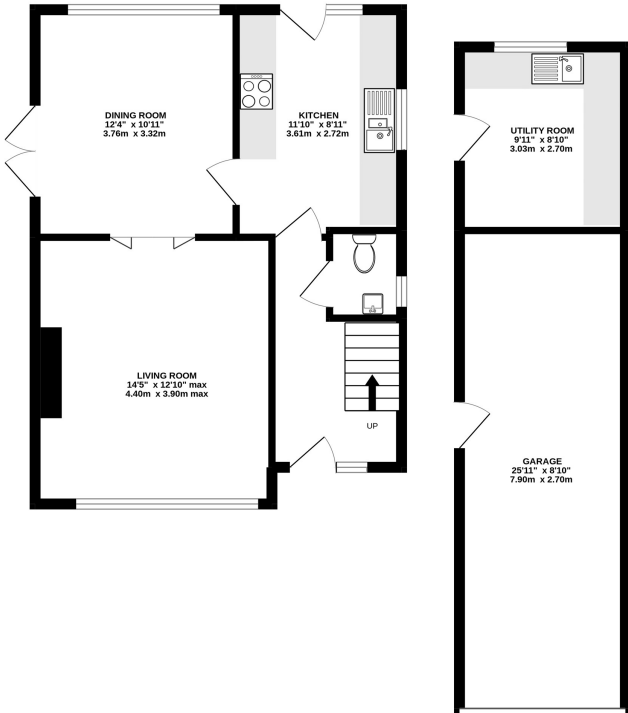
Yaverland Drive, BAGSHOT, Surrey GU19 5DY

Offers in Excess of £650,000 Freehold

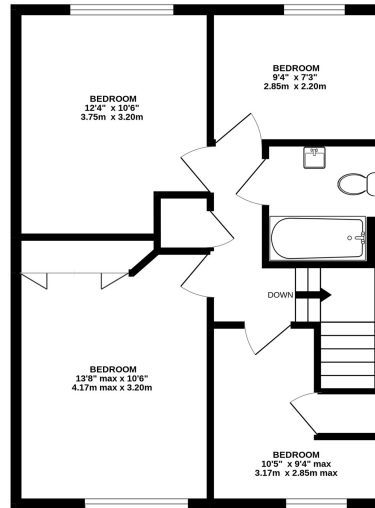
Jigsaw Estates are extremely proud to offer this rarely available home with stunning views of the lake and occupies a corner plot at the end of a cul-de-sac. Within a short walk you will also find the pavillion with it's sports field and tennis courts along with walks across miles and miles of Crownland leading to Rapley lake and Swinley Forest. Accommodation comprises four bedrooms, refitted bathroom, front aspect living room, dining room with patio doors, kitchen and a refitted cloakroom. To the front there is a driveway for two vehicles and access to the one and a half length garage which also has a utility/store room on the back. The rear garden is tiered with a plethora of plants and bushes which compliment the natural beauty of the surroundings and the sellers have created a large, sunny aspect wood decked area to the side, incorporating a timber built bar. There are also plantation style window shutters to the majority of windows and the property is presented in excellent order. 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



GROUND FLOOR
833 sq.ft. (77.4 sq.m.) approx.



1ST FLOOR
529 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA : 1362 sq.ft. (126.5 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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- FOUR BEDROOMS
- CORNER PLOT AT THE END OF A CUL-DE-SAC
- DINING ROOM WITH PATIO DOORS ONTO WOOD DECKED AREA
- KITCHEN
- RARE ASPECT TO THE BEAUTIFULLY LANDSCAPED GARDEN IS THE STUNNING VIEW ONTO THE LAKE -
- BACKING ONTO LAKE
- LIVING ROOM
- REFITTED BATHROOM & CLOAKROOM
- ONE AND A HALF LENGTH GARAGE & UTILITY/STORE ROOM
- OUTSIDE DECKED AREA WITH BUILT IN BAR AREA

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		
(69 to 80) C		79
(55 to 68) D	66	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England, Wales & N.Ireland		EU Directive 2002/91/EC

