



20 Green Farm Road, BAGSHOT, Surrey GU19 5LB

PRICE £425,000 Freehold

Jigsaw Estates are pleased to offer this extended semi detached home in Bagshot village. In terms of accommodation there are three bedrooms and a family bathroom upstairs. Downstairs there is a formal front aspect living room, a family room with doors to the front and the rear, cloakroom and a large kitchen/dining room which then leads out onto the conservatory. The garden is east facing and is a decent size with a wood decking area. To the front is the driveway area for two vehicles. The property is located close to Connaught School, a short walk away to the village centre with it's train station, pubs and usual amenities and it is only a 2 minute drive to Junction 3 of the M3.

COUNCIL TAX BAND - D

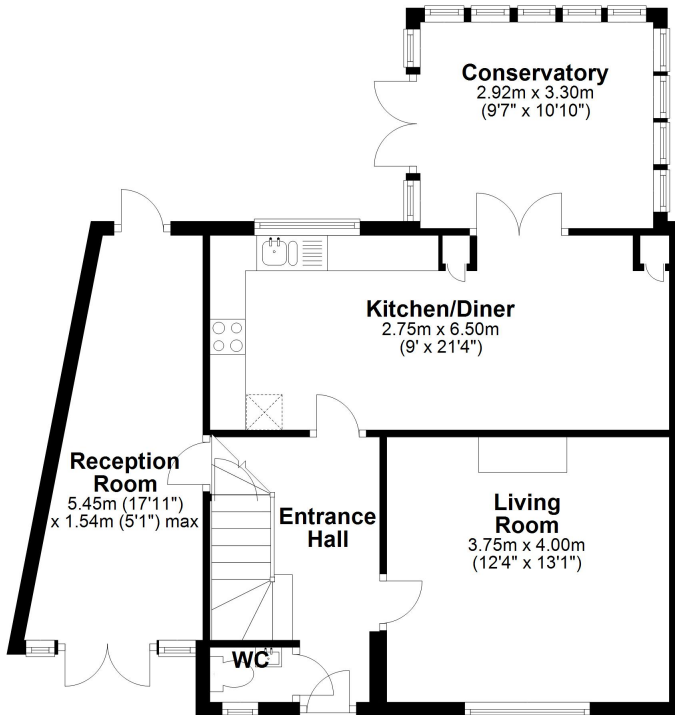
Mis-descriptions Act: We wish to inform prospective purchasers that we have not carried out a detailed survey or tested the services, appliances and specific fittings including any heating system for this property. Floorplans shown are for illustrative purposes only and are not drawn to scale. We have not



- SEMI DETACHED HOME
- THREE BEDROOMS
- SEPARATE LIVING ROOM AND FAMILY ROOM
- CONSERVATORY
- DRIVEWAY
- EXTENDED
- FAMILY BATHROOM
- KITCHEN/DINING ROOM
- LARGE REAR GARDEN WITH DECKING AREA
- CLOSE TO CONNAUGHT SCHOOL AND A SHORT WALK TO THE VILLAGE CENTRE

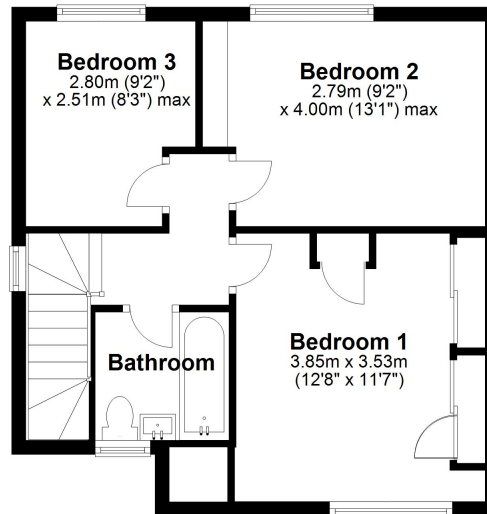
Ground Floor

Approx. 64.7 sq. metres (697.0 sq. feet)



First Floor

Approx. 44.2 sq. metres (475.8 sq. feet)



Total area: approx. 109.0 sq. metres (1172.8 sq. feet)

Floorplan is for illustration purposes only. All measurements are approximate and should be verified.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

