



1 Waterers Way, BAGSHOT, Surrey GU19 5BL

PRICE £675,000 Freehold

Jigsaw Estates are proud to offer this beautifully maintained detached property located on the ever popular Earlswood Park development of Bagshot. The property was the show home to the development and occupies the largest plot on the development and is a stones throw to Waitrose supermarket. Accommodation comprises of a large principle suite on the second floor with an en-suite shower room and built in wardrobes. On the first floor there are four bedrooms (three large doubles and a single/study), a family bathroom and another en-suite shower room. To the ground floor there is a front aspect dining room, rear aspect living room, cloakroom, kitchen/breakfast room and utility room.

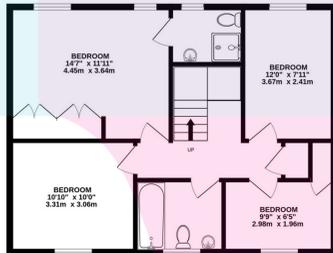
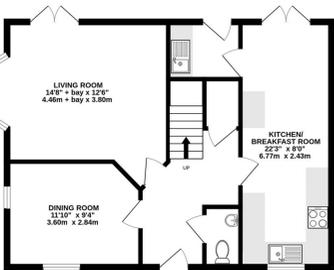
Externally there is a large garden that also sweeps round to a raised area where there is a summerhouse. There is a gate to the parking area at the rear whereby there is an allocated parking space and garage. The property is conveniently located for the A30/London road and M3 Junction 3 and A322 towards Bracknell and the M4. It is also just a 10 minute walk to Bagshot village with its pubs, restaurants and schools.

Jigsaw
Estates Limited

GROUND FLOOR
819 sq.ft. (76.1 sq.m.) approx.

1ST FLOOR
628 sq.ft. (58.3 sq.m.) approx.

2ND FLOOR
531 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA: 1978 sq.ft. (183.8 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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- DETACHED EX-SHOW HOME
- LARGEST PLOT ON THE DEVELOPMENT
- FAMILY BATHROOM & TWO EN-SUITE SHOWER ROOMS
- KITCHEN/BREAKFAST ROOM & UTILITY
- GARAGE WITH ELECTRIC DOOR & ALLOCATED PARKING SPACE
- APPROACHING 2000 SQ FT
- FIVE BEDROOMS
- TWO FORMAL RECEPTION ROOMS
- GARDEN WITH RAISED AREA HOUSING TIMBER BUILT SUMMER HOUSE
- DUAL ZONE HIVE SYSTEM & OPTICAL FIBRE FOR HIGH SPEED BROADBAND

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)		
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	80	86
	EU Directive 2002/91/EC	

