



## Suffolk Close, BAGSHOT, Surrey GU19 5RD

PRICE £475,000 Freehold

Jigsaw Estates are pleased to present to the market this well presented semi detached property located in a cul-de-sac location on the popular Connaught Park development in Bagshot.

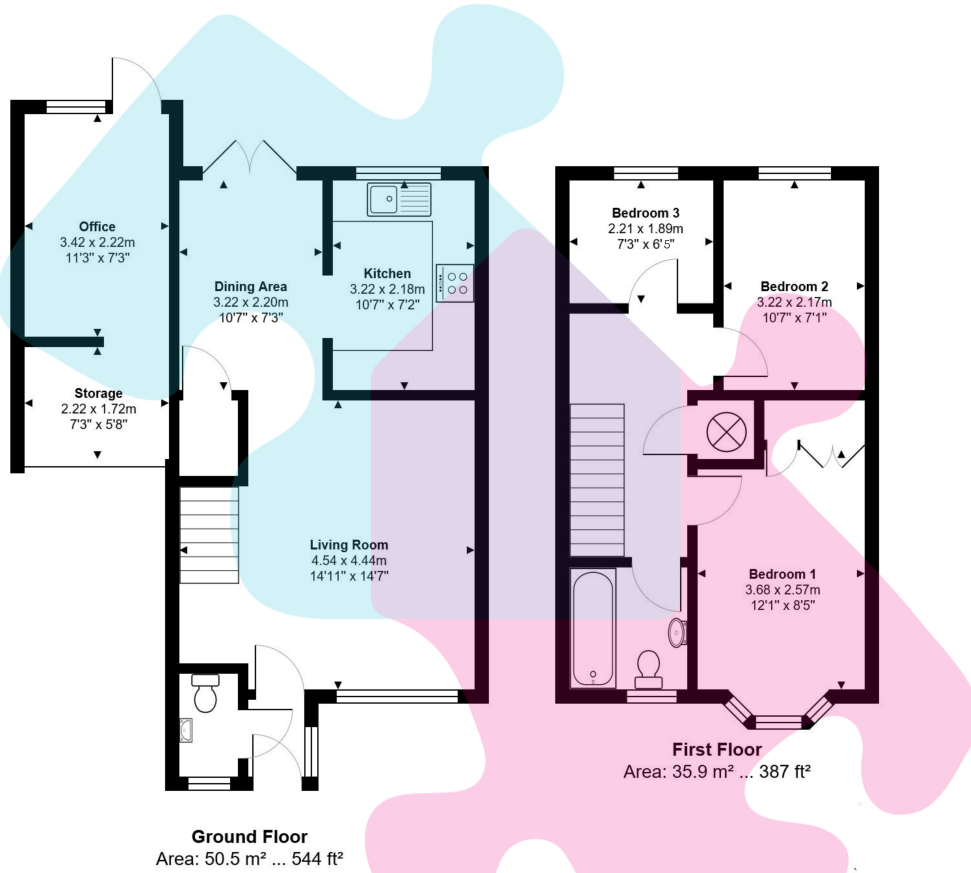
Accommodation comprises three bedrooms, living room, dining room and modern kitchen. Further benefits include a downstairs cloakroom, family bathroom, gas central heating and Upvc double glazing. To the rear of the property is a landscaped garden with large patio area with the remainder on the garden on the upper tier being mainly laid to lawn with flower and shrub border. To the front of the property there is a driveway offering off street parking as well as a number of visitors parking spaces. The single garage has light and power and currently has a partition wall meaning that the rear of the garage could be used and a store room/workshop or potentially home office.

Bagshot village is located just off Junction 3 of the M3 meaning it offers easy access into London via the M25. There is also Bagshot train station within easy reach. There are a number of local amenities in Bagshot including two supermarkets with a Waitrose & a Co-Op and a number of pubs and cafe's. For schooling there is Bagshot First school and Connaught Junior school with Collingwood College also only a couple of miles away.

COUNCIL TAX BAND - E



- THREE BEDROOMS
- TWO RECEPTION ROOMS
- GARAGE AND DRIVEWAY
- GAS CENTRAL HEATED
- CLOSE TO LOCAL AMENITIES
- SEMI DETACHED
- LANDSCAED REAR GARDEN
- CLOAKROOM
- CUL-DE-SAC LOCATION
- EXCELLENT TRANSPORT LINKS



Total Area: 86.5 m<sup>2</sup> ... 931 ft<sup>2</sup>

This floor plan is provided for representation purposes only, whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers. No responsibility will be taken for any errors, omission or mis-statement. The services, systems and appliances mentioned have not been tested and cannot verify that they are in working order.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>85</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>68</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

