



## High Street, BAGSHOT, Surrey GU19 5AE

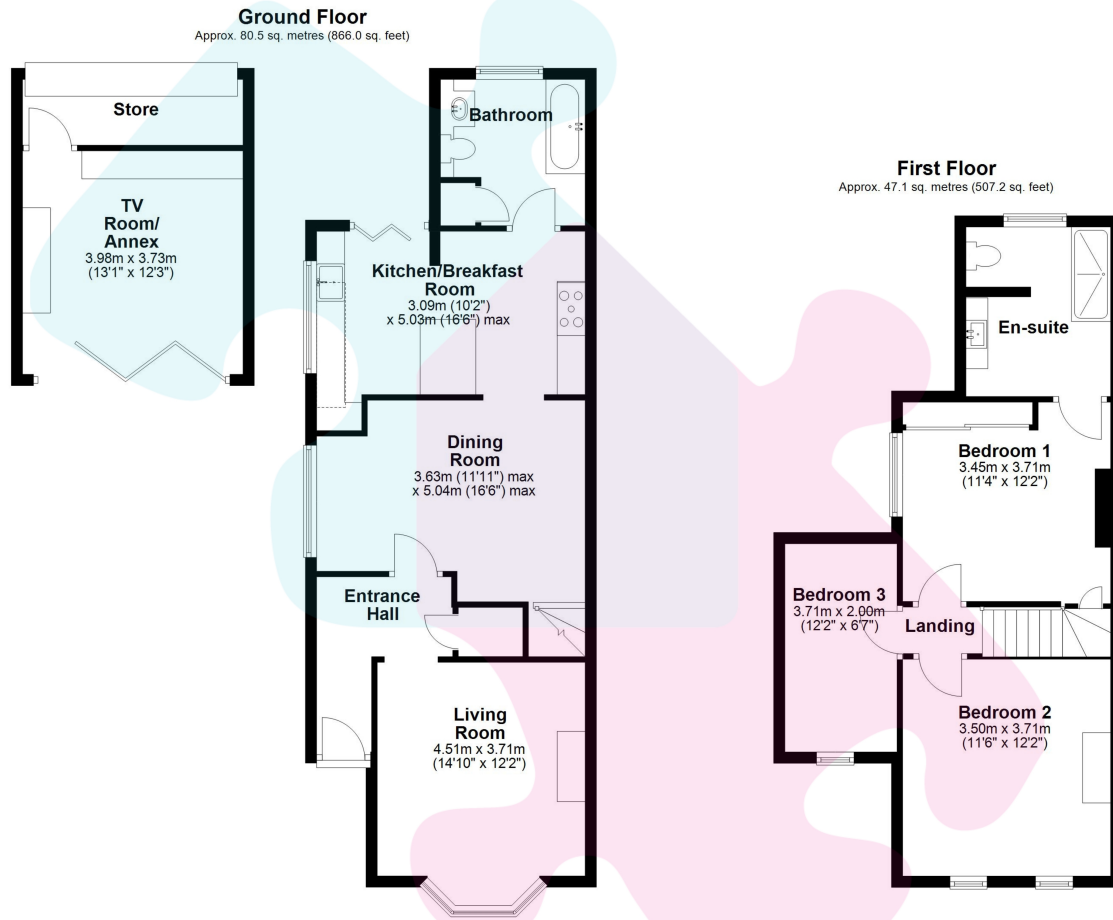
OFFERS IN REGION OF £550,000

Jigsaw Estates are excited to present this sympathetically extended and refurbished, older style semi detached property situated in the heart of Bagshot village, close to local schools, train station and shops. First floor accommodation comprises main bedroom with a step down to the recently refitted en-suite shower room which has underfloor heating. There are also two further double bedrooms.

To the ground floor there is an inviting living room with wood burner, oak floors and double glazed sash style windows. The oak floors continue into the dining room (which has an extended area to the side) and then into the beautifully configured kitchen/breakfast room which has bi-fold doors leading out into the garden. There is a ground floor family bathroom with underfloor heating and access to the airing cupboard which houses the boiler. The garden is south easterly facing and there is front to back access to the side. The former garage to the rear of the garden has been converted in main to a useable and stunning outbuilding with underfloor heating, bar areas and bi-fold doors onto the garden. This could be ideal as a home office or media room. There is also a driveway to the front for several vehicles.







Total area: approx. 127.6 sq. metres (1373.2 sq. feet)

Floorplan is for illustration purposes only. All measurements are approximate and should be verified. Total Floor Area includes any garages, outhouses or ancillary buildings shown on the floorplan.  
EPC and Floorplan produced by WWW.G-Whis.net  
Plan produced using PlanUp.

- SYMPATHETICALLY EXTENDED SEMI DETACHED HOME
- THREE DOUBLE BEDROOMS
- RE-FITTED KITCHEN/BREAKFAST ROOM WITH BI-FOLD DOORS
- DRIVEWAY PARKING FOR TWO VEHICLES
- CONVERTED OUTBUILDING WITH BI-FOLD DOORS & UNDERFLOOR HEATING

- BLEND OF CHARACTER FEATURES & MODERN LIVING
- TWO MAIN RECEPTION ROOMS
- SOUTH EASTERLY FACING GARDEN
- LARGE RE-FITTED EN-SUITE SHOWER ROOM PLUS DOWNSTAIRS FAMILY BATHROOM
- HEART OF BAGSHOT VILLAGE CENTRE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	64	78
(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		EU Directive 2002/91/EC	