



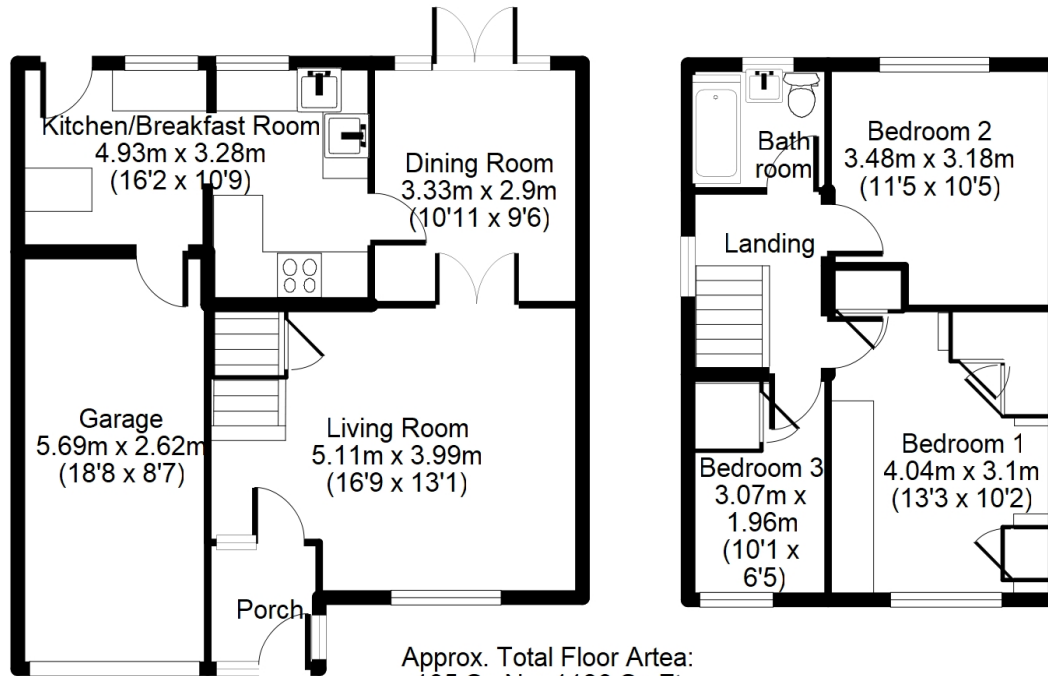
46 Yaverland Drive, BAGSHOT, Surrey GU19 5DY

OFFERS IN EXCESS OF £475,000

OFFERED WITH NO ONWARD CHAIN - Jigsaw Estates are pleased to offer this extended semi-detached home situated in the popular Yaverland Drive area of Bagshot within walking distance of the village itself, Waitrose and dog walking/cycling areas around the Crownland and Rapley lake. The property is presented in immaculate decorative order and has undergone a range of improvements including floorings, plantation style shutters, heating upgrade and more. Accommodation upstairs has three bedrooms and a stylish refitted bathroom. Downstairs there is a formal living room, separate dining room with doors onto the garden. Leading from the dining room there is a stunning modern kitchen/breakfast room with another set of doors to the garden and access to the garage.

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.





Approx. Total Floor Area:
105 Sq M = 1130 Sq Ft
(Includes Garage)

Floorplan is for illustration purposes only.
All measurements are approximate and should be verified.

- EXTENDED SEMI DETACHED
- THREE BEDROOMS
- ENTRANCE PORCH
- GARAGE AND DRIVEWAY
- SEPARATE LIVING ROOM & DINING ROOM
- SOUGHT AFTER YAVERLAND DRIVE AREA OF BAGSHOT
- REFITTED FAMILY BATHROOM
- REFITTED KITCHEN/BREAKFAST ROOM WITH RANGE OF FITTED APPLIANCES
- EXCELLENT DECORATIVE ORDER
- NO ONWARD CHAIN

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		86
(69 to 80) C	72	
(55 to 68) D		
(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

