



31 Waterers Way, BAGSHOT, Surrey GU19 5BL

OFFERS IN EXCESS OF £550,000

Jigsaw Estates are delighted to offer this beautifully maintained three-bedroom, two-bathroom link detached house which offers an exceptional blend of style, comfort, and functionality. Set in a highly sought-after location, this charming home boasts spacious living areas, a stunning orangery with a wood burner and bi-fold doors, a study, and a private west-facing garden—ideal for relaxing or entertaining. With driveway parking, garage and EV charger, this property perfectly suits families or professionals looking for a move-in ready home with plenty of character.

Situated in a desirable neighbourhood, the property benefits from excellent local amenities, including Ofstead outstanding schools, convenient transport links and a Waitrose supermarket a few minutes walk away. There is also a pub, gym, Costa Coffee and plenty of woodlands for dog walkers all within walking distance.

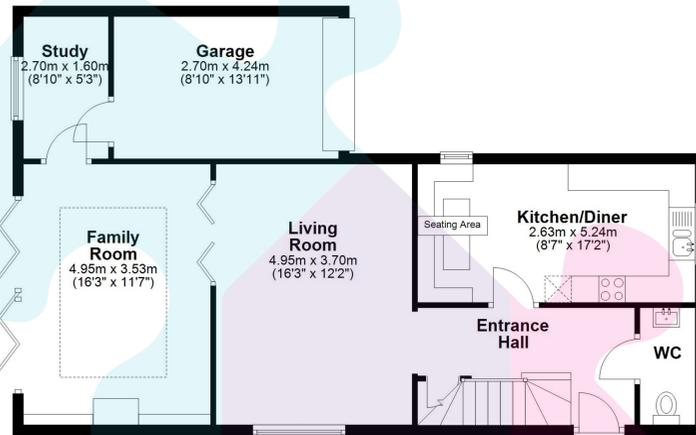
Upon entering, you are welcomed by a spacious living room that exudes warmth and comfort, featuring large windows that fill the space with natural light. The room's generous proportions make it perfect for



- NO ONWARD CHAIN
- KITCHEN/BREAKFAST ROOM
- ORANGERY WITH WOOD BURNER AND BI-FOLD DOORS
- PRIVATE WEST FACING GARDEN
- EN-SUITE SHOWER & FAMILY BATHROOM
- BEAUTIFULLY PRESENTED
- SPACIOUS LIVING ROOM
- STUDY
- THREE BEDROOMS
- GARAGE & DRIVEWAY PARKING WITH EV CHARGER

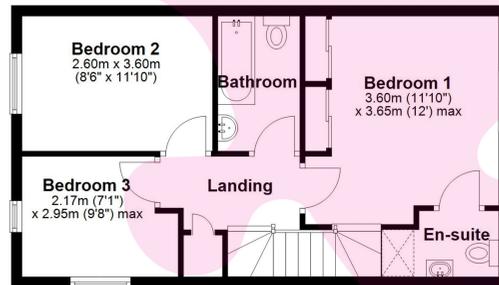
Ground Floor

Approx. 79.4 sq. metres (854.7 sq. feet)



First Floor

Approx. 44.5 sq. metres (479.3 sq. feet)



Total area: approx. 123.9 sq. metres (1334.0 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	81
(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	

