



## 8 Suffolk Close, BAGSHOT, Surrey GU19 5RD

PRICE £435,000 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 of the garden on the upper tier being mainly laid to lawn with flower and shrub borders. 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 as a store room/workshop or potentially home office/gym.

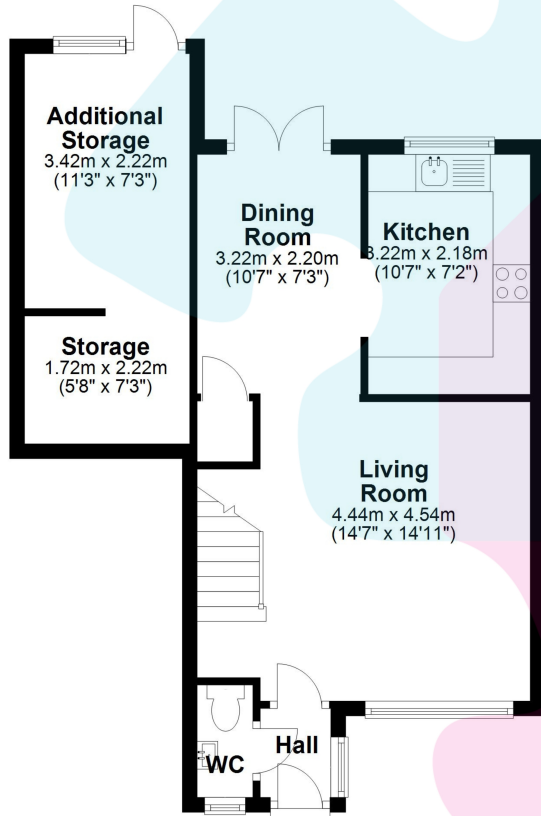
Bagshot village is located just off Junction 3 of the M3 meaning it offers easy access into London via the M25. There is also Bagshot train station within easy reach. There are a number of local amenities in Bagshot including two supermarkets with a Waitrose & a Co-Op and a number of pubs and cafe's.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

**Jigsaw**  
Estates Limited

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

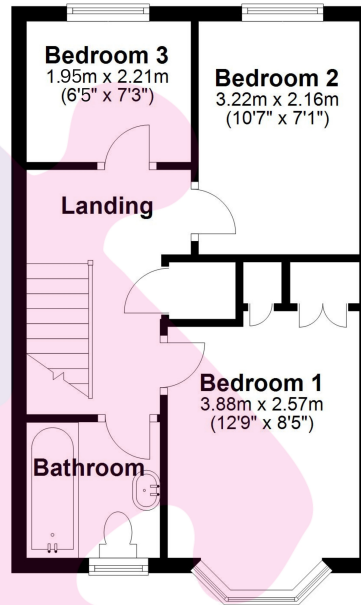
### Ground Floor

Approx. 49.0 sq. metres (527.1 sq. feet)



### First Floor

Approx. 32.4 sq. metres (349.1 sq. feet)



Total area: approx. 86.5 sq. metres (931 ft<sup>2</sup>)

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

