



Talbot Place, BAGSHOT, Surrey GU19 5LS

PRICE £500,000 Freehold

Jigsaw Estates are pleased to present to the market this well presented semi detached family home situated in a cul-de-sac position on the popular Nursery development in Bagshot.

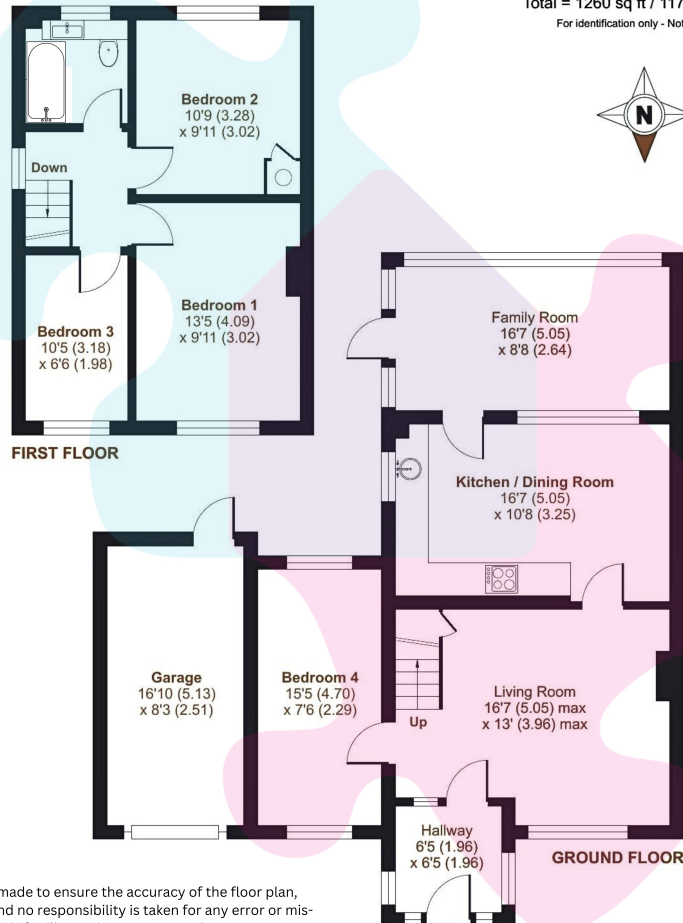
The extended home sits on a larger than average plot with a block paved driveway providing parking for at least four cars. Accommodation comprises three bedrooms, a spacious living room, family room, kitchen/breakfast room and a sun room on the back of the house. Further benefits include a re-fitted family bathroom, gas central heating and double glazing. Outside to the rear there is a large garden with a raised decked seating area with pergola with steps down to the remainder of the garden which is mainly laid to lawn with flower and shrub borders. There is also a single garage with light and power with access to the garage from the rear of the property and the up and over door to the front.

The property is ideally positioned to be within walking distance of bagshot village centre and train station. It is also only a short distance to local schools including Connaught Junior School and Bagshot infant school with Collingwood College also only a short drive from the property. Bagshot offers excellent transport links aside from the train station with Junction 3 of the M3 right on your doorstep making it very easy to get into London or Heathrow. For keen



Talbot Place, Bagshot, GU19

Approximate Area = 1121 sq ft / 104.1 sq m
Garage = 139 sq ft / 12.9 sq m
Total = 1260 sq ft / 117 sq m
For identification only - Not to scale



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and no responsibility is taken for any error or mis-statement. The plan is for illustrative purposes only.

- THREE BEDROOMS
- TWO RECEPTION ROOMS PLUS CONSERVATORY
- RE-FITTED BATHROOM
- SINGLE GARAGE
- CUL-DE-SAC LOCATION
- EXCELLENT TRANSPORT LINKS
- LARGER THAN AVERAGE PLOT
- KITCHEN/BREAKFAST ROOM
- LARGE SUNNY ASPECT GARDEN
- LARGE DRIVEWAY
- CLOSE TO LOCAL SCHOOLS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	68	83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	68	83
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	