



## 23 Green Farm Road, BAGSHOT, Surrey GU19 5LB

PRICE £500,000 Freehold

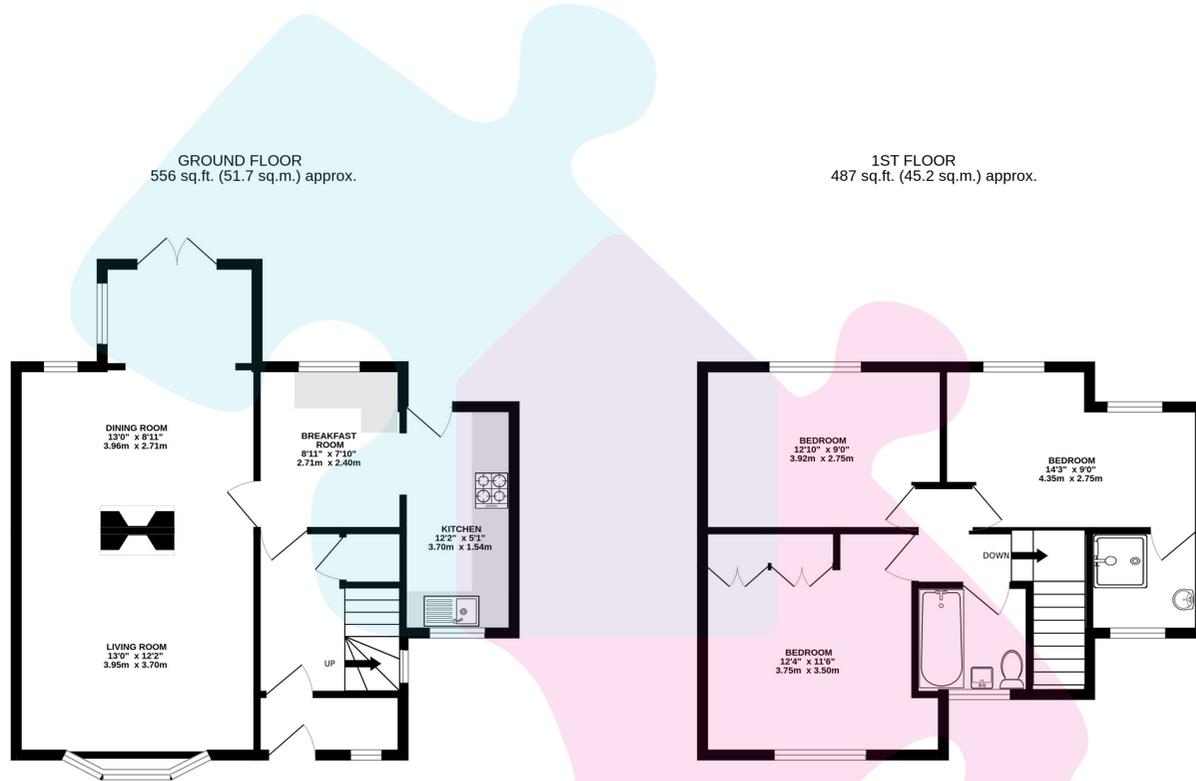
Jigsaw Estates are proud to offer this extended semi-detached house in Bagshot within a short walk of Connaught Junior School and the village centre and is ideally located close to Junction 3 of the M3.

In terms of accommodation there are three double bedrooms upstairs with one having the benefit of an en-suite shower room and of course there is the refitted family bathroom.

Downstairs there is a porch leading into the entrance hall. This leads into the rear aspect breakfast room which then turns into the kitchen area which has a door onto the rear garden. The particular 'wow' factor is the living room with its central open fireplace which leads into the dining area which can accommodate a large dining table. Due to the central fireplace the whole area feels both separate and open plan and again is dual aspect with double casement doors leading onto the patio.

The garden is large, mainly laid to lawn with a patio area and two timber built sheds. There is also access through the gate leading to the driveway which could accommodate several vehicles.





TOTAL FLOOR AREA: 1043 sq.ft. (96.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- EXTENDED SEMI DETACHED PROPERTY
- EN-SUITE SHOWER ROOM AND FAMILY BATHROOM
- TWO RECEPTION AREAS WITH OPEN FIREPLACE
- LARGE GARDEN WITH PATIO AREA
- UPVC DOUBLE GLAZING
- THREE DOUBLE BEDROOMS
- KITCHEN/BREAKFAST ROOM
- DRIVEWAY FOR 2 CARS (POTENTIALLY MORE WITH REMOVAL OF GRASS AREA)
- CLOSE TO CONNAUGHT SCHOOL AND A SHORT WALK TO THE VILLAGE CENTRE
- WELL PRESENTED AND QUIET CUL-DE-SAC LOCATION

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

