



**Bridge Road, Bagshot, GU19 5AR**

**OIEO £425,000 Freehold**



Situated within walking distance of the High Street and station is this three-bedroom detached house. The property has the huge benefit of a downstairs cloakroom, utility area, first floor bathroom and ample parking to the front. In addition, there is gas central heating, part double glazing and **NO ONWARD CHAIN**.

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A covered entrance porch and front door to:

**ENTRANCE HALL:**

Understairs cupboard and door to:

**CLOAKROOM:**

Double glazed UPVC window, low level W.C, corner wash basin with mixer tap.

**LOUNGE/DINING ROOM:**

**LOUNGE AREA: 4.26m x 3.30m (14' x 10'10)** Wood laminate flooring, radiator and bay window to front.

**DINING AREA: 3.99m x 2.72m (13'1 x 8'11)** Radiator, wood effect laminate floor, double glazed windows and French doors to garden.

**KITCHEN:**

**3.75m x 2.32m (12'4 x 7'7)** Double glazed UPVC side window, range of eye and base level units with rolled edge work surfaces with tiled splash backs, oven, four ring electric hob, hood over, stainless steel sink unit, tiled floor continuing through to:

**UTILITY AREA:**

**2.32m x 1.70m (7'7 x 5'7)** Double glazed window to rear, eye and base level unit with rolled edge work surfaces, stainless steel sink, radiator and space for washing machine.

**LANDING:**

Double glazed UPVC window to side, over stairs cupboard housing boiler and doors to:

**BEDROOM ONE:**

**3.60m x 3.34m (11'10 x 10'11)** Single glazed window to front and radiator.

**BEDROOM TWO:**

**3.79m x 2.75m (12'5 x 9')** Double glazed UPVC window to rear and radiator.

**BEDROOM THREE:**

**2.36m x 2.32m (7'9 x 7'7)** Double glazed UPVC window to rear and radiator.

**WHITE BATHROOM:**

Panel enclosed bath with shower screen, wall mounted shower unit, low level W.C, wash hand basin with mixer tap, heated towel rail. Single glazed window to front.

**OUTSIDE**

**REAR GARDEN:**

Mainly laid to lawn with a central paved path, patio area, side access gate and outside water tap.

**FRONT GARDEN:**

Block paved driveway with parking for two to three vehicles.

**COUNCIL TAX BAND:**

E - Surrey Heath

**VIEWINGS:**

By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit [www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)



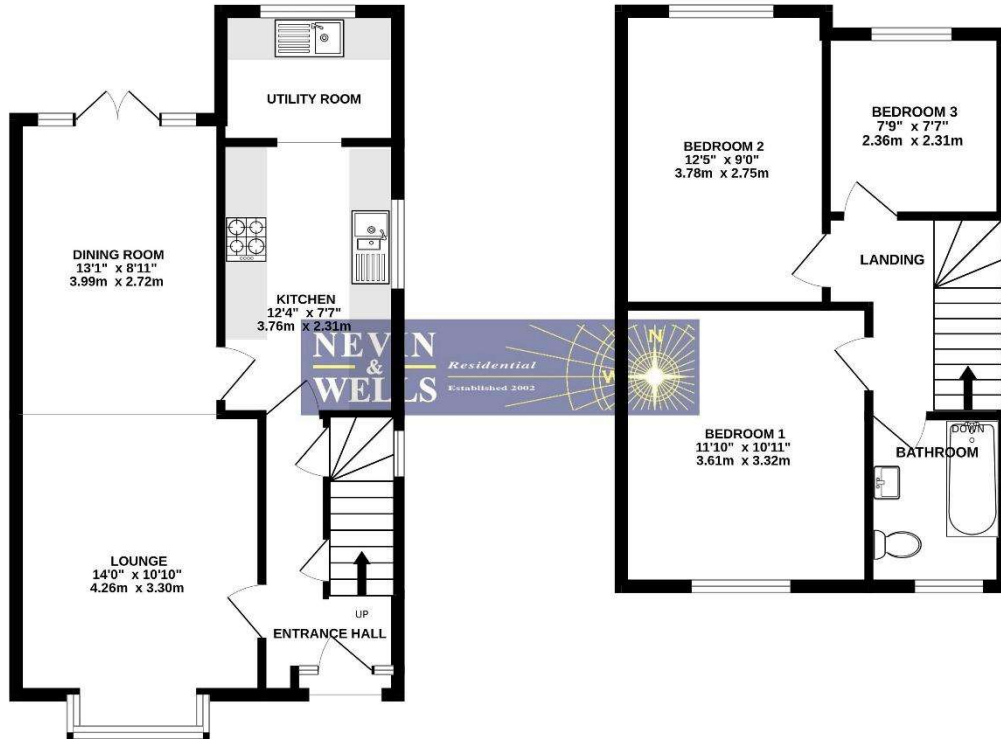
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**FLOORPLAN**

GROUND FLOOR  
471 sq.ft. (43.8 sq.m.) approx.

1ST FLOOR  
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 888 sq.ft. (82.5 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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## Bridge Road, Bagshot, Surrey, GU19 5AR

### EPC

Ridgeway Bridge Road BAGSHOT GU19 5AR	Energy rating <b>D</b>
Valid until 10 July 2033	Certificate number 1137-4423-4200-0429-8292

Property type	Detached house
Total floor area	84 square metres

#### Rules on letting this property

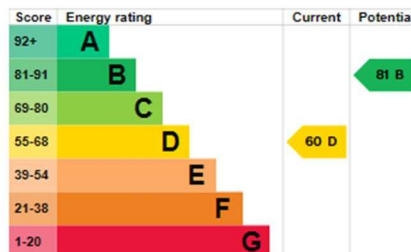
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

#### Energy rating and score

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60