

HOWLANDS
SALES & LETTINGS
Established 2009



Hawkesworth Drive, Bagshot, Surrey, GU19 5QZ

£800,000 - Freehold

*** NO ONWARD CHAIN *** A superbly presented detached house built by Charles Church in 1987 to the 'Hatfield' design located on a corner plot and situated on the popular Connaught Park. Offering excellent family accommodation with four excellent size bedrooms. Internally, the property comprises of an entrance hall with cloakroom, study, a spacious living room with doors to a good size dining room. There is a large kitchen/breakfast room, leading to a comfortable conservatory with lovely views of the rear garden. The property has double glazed windows and gas fired heating with radiators. Upstairs provides a main bedroom one with built-in wardrobes and a luxury shower room. There are three further excellent size bedrooms and a family bathroom. The property is on corner plot and the rear garden is attractive and private. There is a large double garage. Viewing is highly recommended!

STATEMENT FROM THE SELLER: We bought our home 37 years ago with our two young children. It has proved to be a very happy family home and it is with sadness we leave to return to Northumberland. Both children attended the local village schools and Collingwood College which enabled them to go on to gain good degrees. We have enjoyed good neighbours throughout our time here. We have also spent time walking in the area especially over the heathland and forests - so much open space on our doorstep.

LOCAL INFORMATION: Bagshot village has a good range of shops including a Cooperative supermarket, Post office, first and middle schools, pubs, restaurants/takeaways and the Railway station. Close by at Earlswood Park there is a large Waitrose supermarket with a cafe. The Bagshot area also has excellent access onto the M3 motorway and A322 (Bracknell Road), and A30 (London Road) networks.

A large covered porch with outside courtesy light with double glazed door to a **SPACIOUS ENTRANCE HALL:** Wood laminate flooring, double glazed window, under stairs storage cupboard, further coats cupboard.

CLOAKROOM: Low level WC, wash basin, double glazed window.

LIVING ROOM: 21'4 x 11'6 (6.50m x 3.52m). Wide front aspect double glazed window, four wall light points, fireplace with brick surround, double glazed French doors with side panel windows, door to the dining room.

DINING ROOM: 10'9 x 9'7 (3.27m x 2.91m). Wide double glazed window with garden view.

STUDY: 12'3 X 6'4 (3.72m X 1.93m). Continuation of wood laminate flooring from entrance hall, two double glazed windows.

KITCHEN/BREAKFAST ROOM: 17'5 x 9'3 (5.30m x 2.82m). Range

of Light Oak base and wall cupboards with granite worktops with tiled splash backs, down lighting, under cabinet lighting, sink with mixer tap, double glazed window, built-in Neff dishwasher, four ring induction and cooker hood above, built-in Neff oven, ample space for a breakfast table, integrated fridge, open plan to the;

CONSERVATORY: 9'8 x 8'2 (2.96m x 2.50m). Double glazed windows and doors to garden. Double radiator,

UTILITY ROOM: 7'5 x 5'4 (2.26m x 1.63m). Wall mounted Worcester Bosch Greenstar boiler for heating and hot water, space for a washing machine, door to garage.

Stairs from entrance hall to **LANDING:** Loft hatch to partially boarded loft, airing cupboard with hot water tank and linen shelves.

BEDROOM ONE: 12'11 x 11'4 (3.93m x 11'4). Wide double glazed window overlooking the rear garden, built-in wardrobes along one wall, door to;

LUXURY ENSUITE SHOWER ROOM: Low level WC, wash basin with mixer tap, double glazed window, fully tiled walls, double lights, towel radiator, corner shower with Aqualisa shower unit.

BEDROOM TWO: 11'6 x 11'3 (3.52m x 3.43m). Wide double glazed window.

BEDROOM THREE: 10'8 x 9'10 (3.26m x 3.00m). Wide double glazed window overlooking rear garden.

BEDROOM FOUR: 9'10 x 8 (3.00m x 2.43m). Double glazed window.

FAMILY BATHROOM: Panel enclosed bath, shower screen, wall mounted shower unit, towel radiator, double glazed window, fully tiled walls, low level WC, wash basin with vanity units.

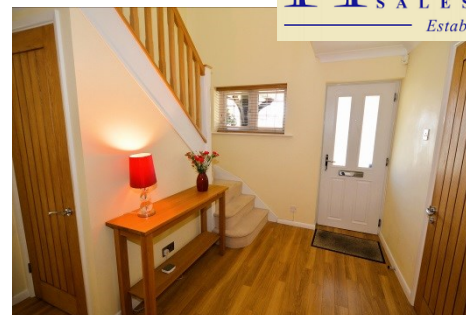
DOUBLE GARAGE: 17'7 x 16'5 (5.35m x 5.00m). Two up and over doors, RCD fuse box, fitted base and wall cupboards and shelving, sink.

OUTSIDE:
THE PROPERTY IS LOCATED ON A CORNER PLOT AND COMPRISES;

FRONT GARDEN: Lawn with flower and shrub borders, double driveway in front of the double garage.

REAR GARDEN: Attractive patio area ideal for entertaining and BBQs, lawn with attractive mature flower and shrub borders, side access with gate to the front.

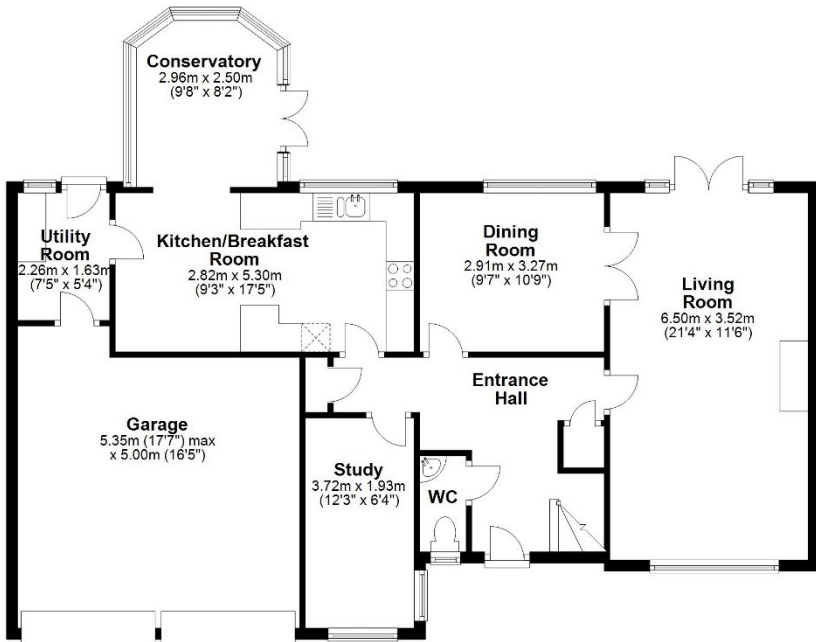
COUNCIL TAX BAND: G (£3,983.87 payable for year 2024/25).





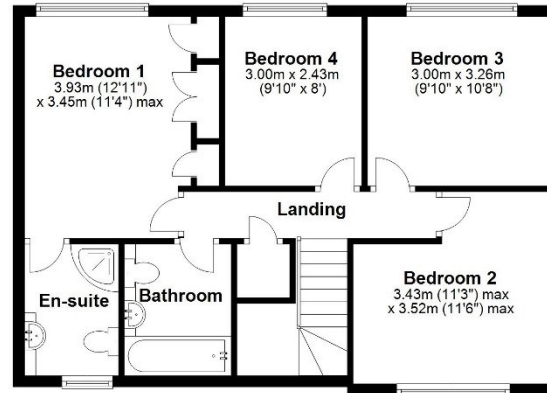
Ground Floor

Approx. 106.4 sq. metres (1145.6 sq. feet)



First Floor

Approx. 59.9 sq. metres (644.9 sq. feet)



Total area: approx. 166.3 sq. metres (1790.5 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

HOWLANDS
SALES & LETTINGS
Established 2009

Contact Us

01276 477298

info@howlands-property.co.uk

35 High Street
Bagshot, Surrey
GU19 5AF

www.howlands-property.co.uk



*** Please contact us before viewing: If there is something of special importance to you, we can provide you with further information or make enquiries. This could be especially important if you are coming some distance to view.**

*** Although these details are believed to be correct, they are not guaranteed. Purchasers should satisfy themselves as to their accuracy.**

*** Any electrical and gas appliances are not tested.**

*** Sizes given are maximum approximate dimensions.**

www.howlands-property.co.uk