



Heywood Drive, Bagshot
Surrey, GU19



Beyond your expectations

A modern family home adjoining the Bagshot playing fields.

Master Bedroom with En Suite Shower Room | Three Further Bedrooms | Family Bathroom | Kitchen/Breakfast Room | Living Room | Dining Room | Study | Conservatory | Cloakroom | Gardens | Detached Double Garage

Guide Price £685,000 Freehold

Description

A modern family home, built by Charles Church to their flint front design, ideally situated at the end of a sought after cul-de-sac and adjoining Bagshot playing fields.

Upon entry is a refitted cloakroom, a hallway with walnut hardwood flooring continuing through to the principle reception rooms. There is a spacious bespoke solid oak kitchen/breakfast room with plenty of storage and door leading to the garden. The living room is a good size with sliding patio doors to the garden and double doors leading to the dining room. The study located off the kitchen leads to the conservatory to the rear of the property which is a generous size and ideal as a family room or entertaining. There is under floor electric heating and a range of manual and motorised blinds and is part brick part double glazed. To the first floor is a master bedroom suit with refitted shower room, three further bedrooms and a refitted family bathroom.

Outside

To the front of the property is driveway parking for several vehicles, a pleasant front garden, detached double garage with eaves storage above and side access via a secure gate to the garden.

The garden is mainly laid to lawn with a patio area across the width of the house and a separate decked area in the top corner of the garden. There is the benefit of siding onto other gardens and adjoining Bagshot playing

fields.

Location

Conveniently situated at the end of a quiet cul-de-sac close to Bagshot village with its range of amenities and train station.

Road links are very conveniently positioned for the M3 (junction 3 is about 1 mile away) which links to the M25, giving great vehicular access to central London, the West Country and Heathrow airport.

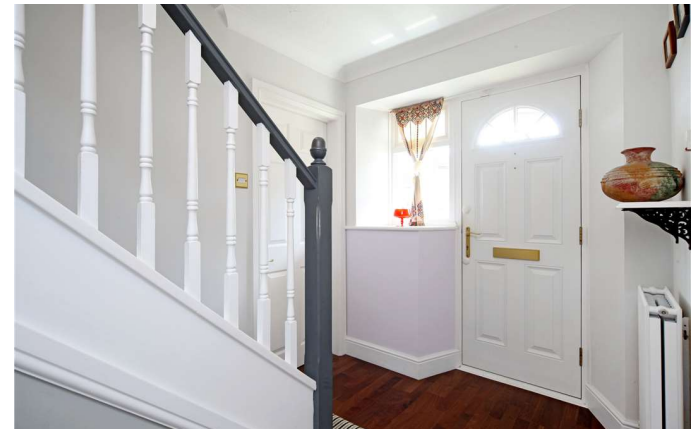
Schooling in the area is also sought after including Connaught Junior School, Hall Grove, Woodcote House School, St Mary's, St George's, LVS, Marist and many more.

The area offers excellent leisure facilities including some of the best golf courses, health and tennis clubs, horse racing at Ascot and water parks, polo at 3 of the countries leading clubs and beautiful country walks.

Additional Information

Agents note: The photographs were taken in 2016.

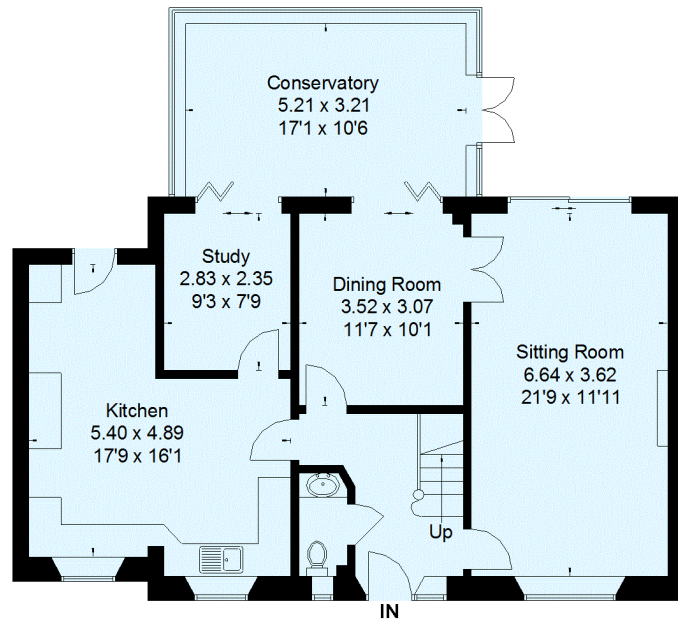
Hamptons International
6 Broomhall Buildings, Chobham Road, Sunningdale
Sales. 01344 627555
sunningdale@hamptons-int.com
www.hamptons.co.uk



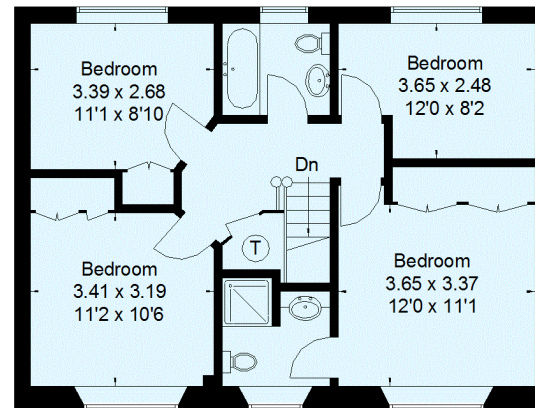
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Bagshot

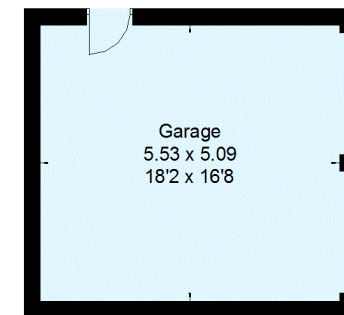
Approximate Gross Internal Area = 157 sq m / 1690 sq ft
Garage = 28 sq m / 301 sq ft
Total = 185 sq m / 1991 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Garage

FLOORPLANZ © 2014 0845 6344080 Ref: 133134

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

