



Moormead Drive, Stoneleigh

The **PERSONAL** Agent

£489,950

Freehold

- Detached Bungalow
- Two Bedrooms
- Two Reception Rooms
- Kitchen / Breakfast Room
- Family Bathroom
- 40ft Garden
- Driveway
- Cul de Sac Location



This charming two bedroom bungalow is situated in a Cul de Sac location on the Ewell Stoneleigh border.

The property offers a kitchen / breakfast room, two generously proportioned bedrooms, a spacious lounge / dining room overlooking the garden and a further reception room / study.

The bungalow requires some

modernisation and has a driveway to the front and a 40ft garden to the rear which has a large patio area with a lawned garden beyond it.

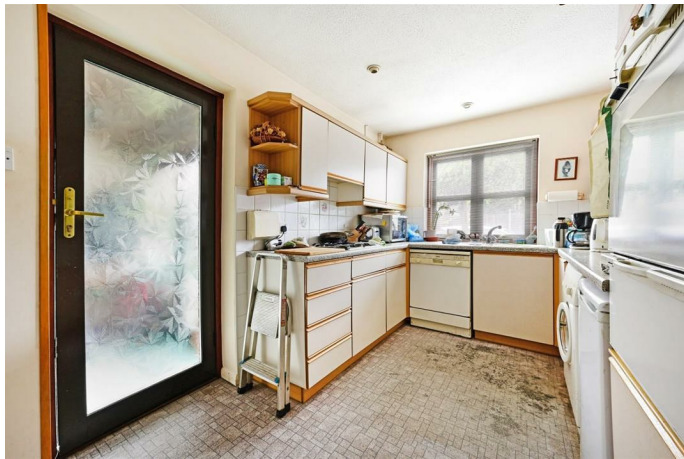
Early viewing essential. Sole agents.

Stoneleigh is a highly sought after residential area with a bustling Broadway of shops and restaurants at its heart, as well as a mainline railway station with services to Waterloo every twenty minutes.

There is a choice of infant and junior schools within the immediate vicinity and the Historic Nonsuch Park runs alongside the South East side.

Both the M25 and A3 are easily accessible giving a straight forward route to London and both Heathrow and Gatwick international airports.

Tenure: Freehold.



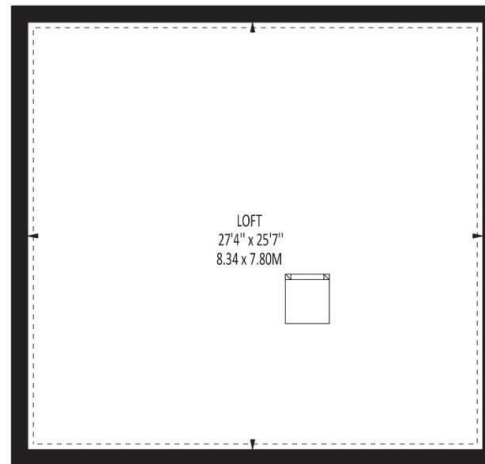
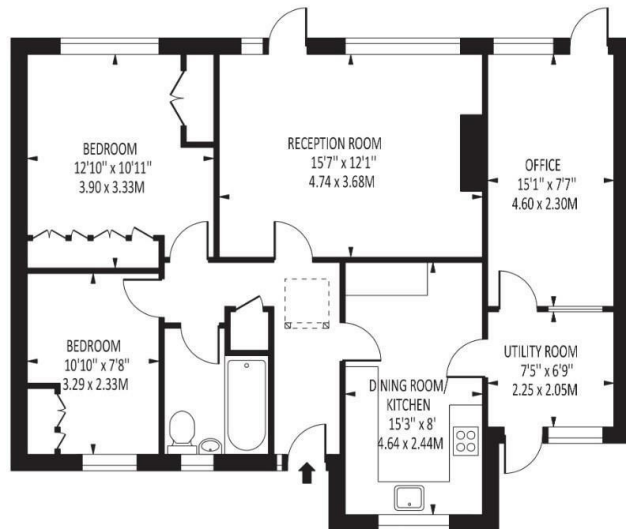


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Total Area: 1558 SQ FT • 144.71 SQ M
(Including Restricted Height Area)
Gross Area Of Restricted Height: 700 SQ FT • 66.05 SQ M



Energy Efficiency Rating

| | Current | Potential |
|---|-----------|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 84 |
| (81-91) B | | |
| (69-80) C | 67 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC  |

Disclaimer: For illustration purposes only.
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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