



**Moidart Ermyn Way, Leatherhead, KT22 8TN**  
**Guide price £700,000**



A spacious and well presented detached bungalow, located on the Ashted/Leatherhead border, with further potential to extend (stpp) and personalise if required.

The current accommodation includes a a great size entrance hallway, with two fitted storage cupboards, a generous living room with views over the pleasant front garden, a formal dining room with access to both living room and rear garden, a modern fitted kitchen with breakfast bar, two double bedrooms, both with fitted wardrobes, a modern fitted bathroom with lots of natural light and a handy separate toilet.

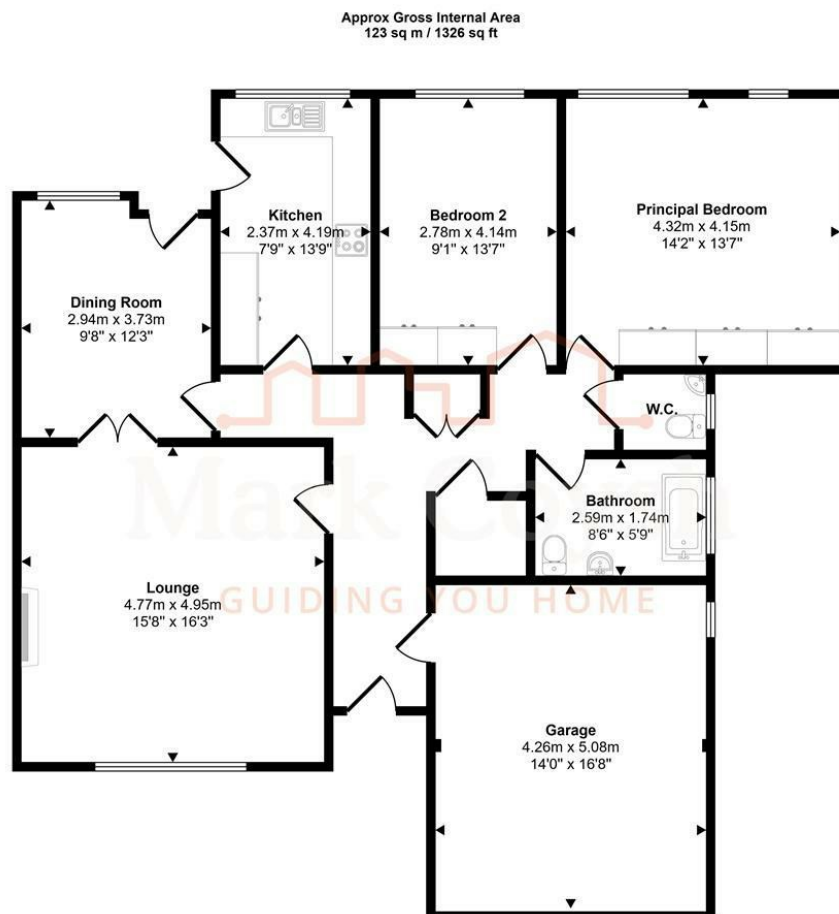
The rear garden is a manageable size and includes paved patio areas, lawn section, mature planted borders and side access to both sides of the home.

Benefits also include a large integral garage with electric up and over door, which can also be accessed via the internal hallway and a driveway.

Both Leatherhead Town and Ashted Village are close by, giving abundant shopping options, Junction 9 of the M25 is just around the corner and both Ashted and Leatherhead have mainline stations. If schooling is still on the agenda, then you are spoilt for choice, with multiple state and public schools on offer. The great outdoors also offers it's stunning local bounty, with an array of areas of outstanding natural beauty, that can help relieve today's daily stresses and frustrations within minutes!







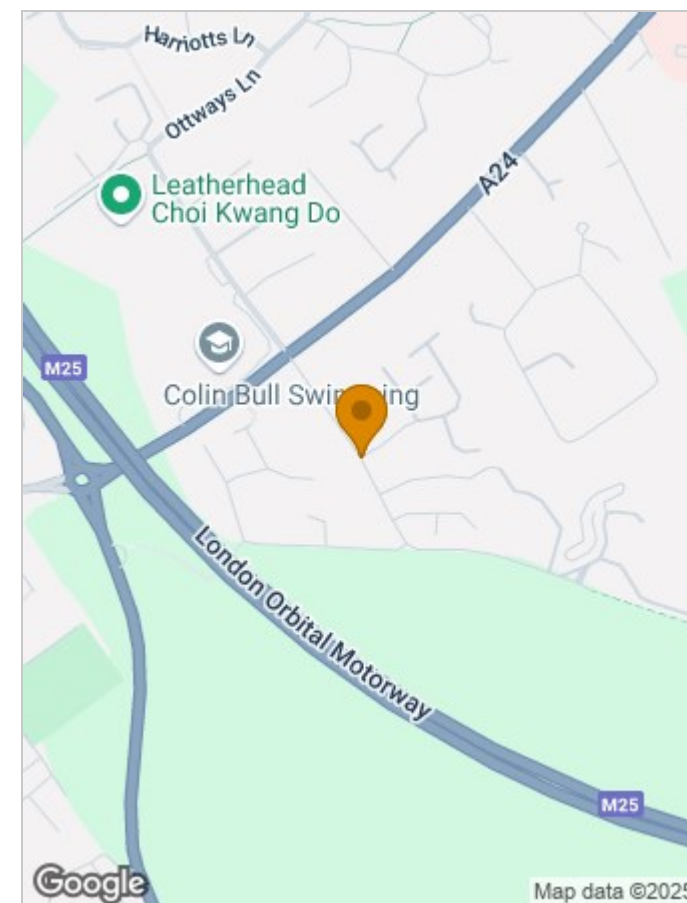
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Viewing

Please contact our Mark Coysh Office on 01372 303703 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |