

The **Frost** Partnership

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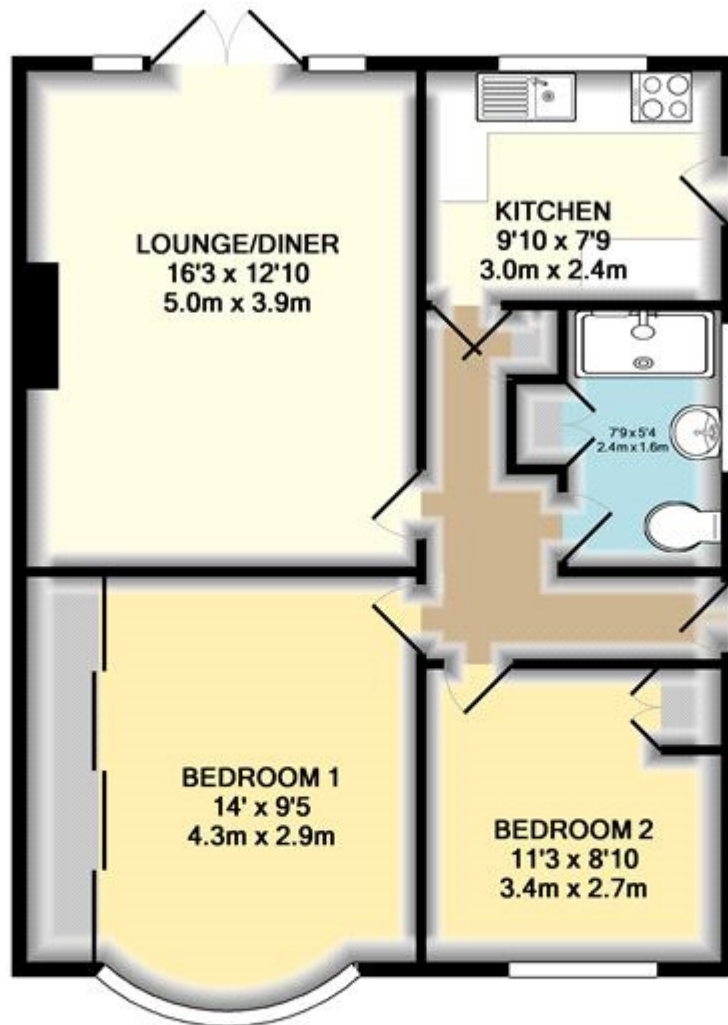
82 Hithermoor Road, Stanwell Moor, Middlesex TW19 6AT

Price £349,950 Freehold



Offered for sale with no onward chain, this well presented bungalow is situated in the popular village of Stanwell Moor giving easy access to Staines-Upon-Thames town centre, M25 and Heathrow Airport. The property benefits from a large loft with good potential for a loft conversion (S.T.P.P), two double bedrooms, large lounge, shower room and kitchen. Outside there is a garage to the rear and a low maintenance garden of approximately 30ft with a useful workshop. EPC Rating D.

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TOTAL APPROX. FLOOR AREA 662 SQ.FT. (61.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Directions:

From our Staines office turn into Fairfield Avenue, follow this round to the traffic lights and turn left onto London Road. Proceed straight across the Crooked Billet roundabout onto Stanwell Moor Road/A3044. Proceed through the traffic lights and turn into Hithermoor Road on the left hand side, the property can be found at the end of this road.

Council Tax Band:

Spelthorne Borough Council, Council Tax Band D being £1,748.56 for 2017/18.

Viewing:

Via The Frost Partnership, 146 / 148 High Street, Staines.

Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'The Frost Partnership' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.