



Moors Ley  
Stevenage | SG2 7NQ

AGENT HYBRID

**Guide Price**  
**£220,000 - £230,000**



This freshly refurbished two-bedroom flat is set in the lovely village of Walkern, just outside Stevenage. It's modern, bright, and ready to move into, making it a great option for anyone looking for an easy, comfortable home.

Inside, there's a good-sized living area that works well for both relaxing and having people over. Both bedrooms are well laid out with plenty of natural light, and the bathroom is modern and practical.

One of the best things about this flat is its location. It sits right next to open fields, giving you a peaceful, countryside feel while still being close to village shops and amenities.

Ideal for first-time buyers, a small family, or anyone looking to downsize, this flat offers a calm setting without feeling cut off. A great opportunity to enjoy village life in Walkern.

#### Dimensions

Living/Dining Room - 13'10 x 11'10

Kitchen - 8'6 x 7'4

Bedroom One - 11'8 x 10'1

Bedroom Two - 7'7 x 7'4

Bathroom - 7'4 x 6'7

#### Ground Floor

Approx. 50.0 sq. metres (537.8 sq. feet)



Total area: approx. 50.0 sq. metres (537.8 sq. feet)

**IMPORTANT:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the service, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	74
(55-68) D		

#### Agent Hybrid

57 High Street, Stevenage, Hertfordshire, SG1 3AQ  
Tel: 01438 870673 - [enquiries@agenthybrid.co.uk](mailto:enquiries@agenthybrid.co.uk)  
[www.agenthybrid.co.uk](http://www.agenthybrid.co.uk)

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