

Grand Drive Raynes Park, SW20 0JT

£3,500 PCM

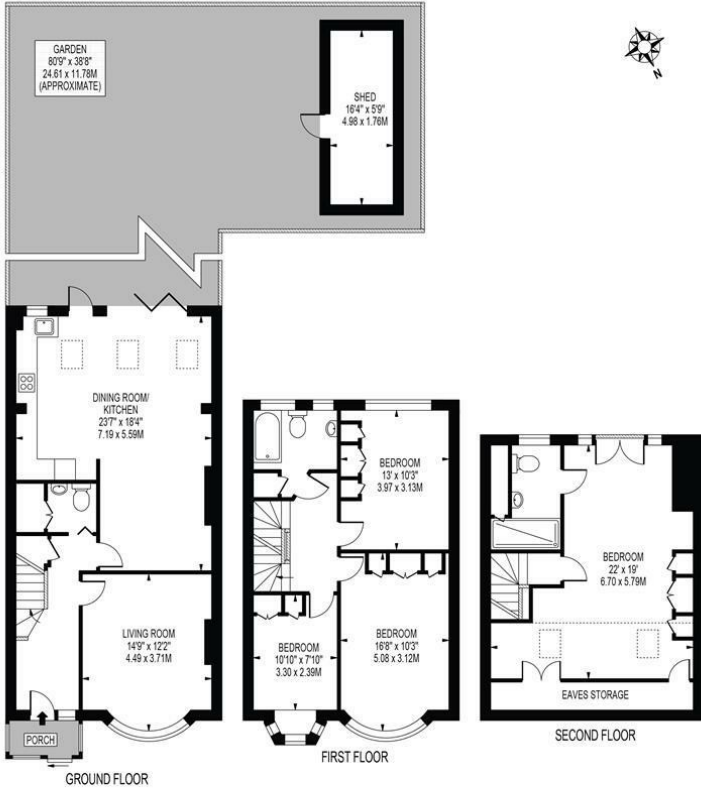


FANTASTIC FULLY REFURBISHED AND EXTENDED four double bedroom, two bathroom "Blay" house with secure gated off street parking, located just two minutes walk from Raynes Park train station and close to David Lloyd gym and the A3. The property has been done to a great spec with a modern kitchen/diner featuring quartz work surfaces, acoustic windows to the front of the house, fitted wardrobes and aircon to the top floor bedroom. EPC band B. Council tax band E.

GRAND DRIVE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1691 SQ FT - 157.14 SQ M
(INCLUDING EAVES STORAGE, RESTRICTED HEIGHT AREA, EXCLUDING SHED)

APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 156 SQ FT - 14.50 SQ M
APPROXIMATE GROSS INTERNAL AREA OF SHED: 94 SQ FT - 8.76 SQ M



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 OR 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.



- Four good size bedroom with fitted wardrobes
- Off street parking to the rear
- Two bathrooms
- Modern open plan kitchen/diner
- Air con to the main bedroom
- First months rent in advance
- Five weeks security deposit
- Holding deposit = one weeks rent
- EPC Band B
- Council tax band TBC

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



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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