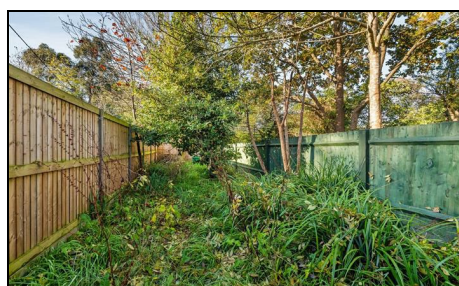


**Aboyne Drive
Raynes Park, SW20 0AL**

Offers In Excess Of £325,000 Leasehold



This larger than average TWO BEDROOM first floor maisonette with spacious kitchen, private garden and garage backs onto the picturesque Malden Golf Course. A fantastic first time purchase offered with spacious reception room, two bedrooms, dining kitchen and bathroom. NO ONWARD CHAIN.

ABOYNE DRIVE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 737 SQ FT - 68.49 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.

- Two Bedroom
- First Floor Maisonette
- Spacious Reception Room
- Spacious Eat In Kitchen
- Large Private Garden
- Garage
- No Chain
- EPC Rating - C
- Council Tax Band - C
- 67 Year Lease - Can Be Sold With An Extended Lease At Extra Cost



Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
A	(91-100)		
B	(81-90)		
C	(69-80)	69	76
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

Celebrating 30 years of successful Sales and Lettings in Merton

