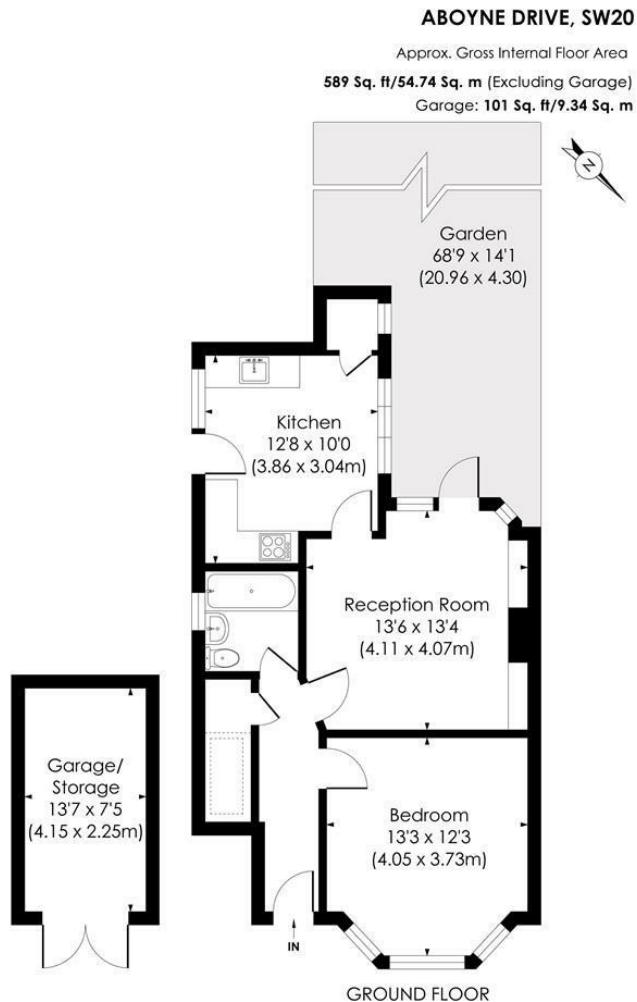


**Aboyne Drive
Raynes Park, SW20 0AL**

Offers In Excess Of £350,000 Leasehold



This superb 589 sqft ONE DOUBLE BEDROOM "Mock Tudor" Ground Floor Maisonette has a converted garage with power and a fantastic 68'9 ft West facing garden with beautiful views over The Malden Golf Club. Ideally located for access to Raynes Park and New Malden High Street and the A3 for routes in and out of London. There is a modern kitchen and bathroom, a large double bedroom and a spacious reception room. Offered to the market with no onward chain.



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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- 589 sqft - One Double Bedroom
- Ground Floor Mock Tudor Maisonette
- Converted Garage With Power
- Direct Access To A Private 68'9 ft West Facing Garden
- Beautiful Views Over Malden Golf Club
- Easy Access To Raynes Park And New Malden
- Easy Access To The A3
- No Onward Chain
- EPC - D
- Council Tax Band - C



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)	65	76
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.

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