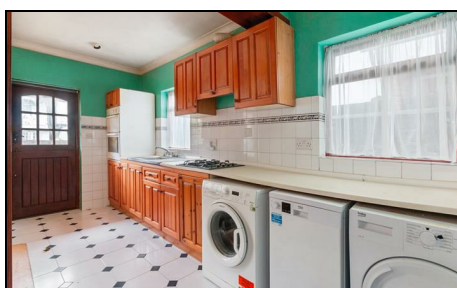


## Aston Road Raynes Park, SW20 8BG

**£750,000 Freehold**

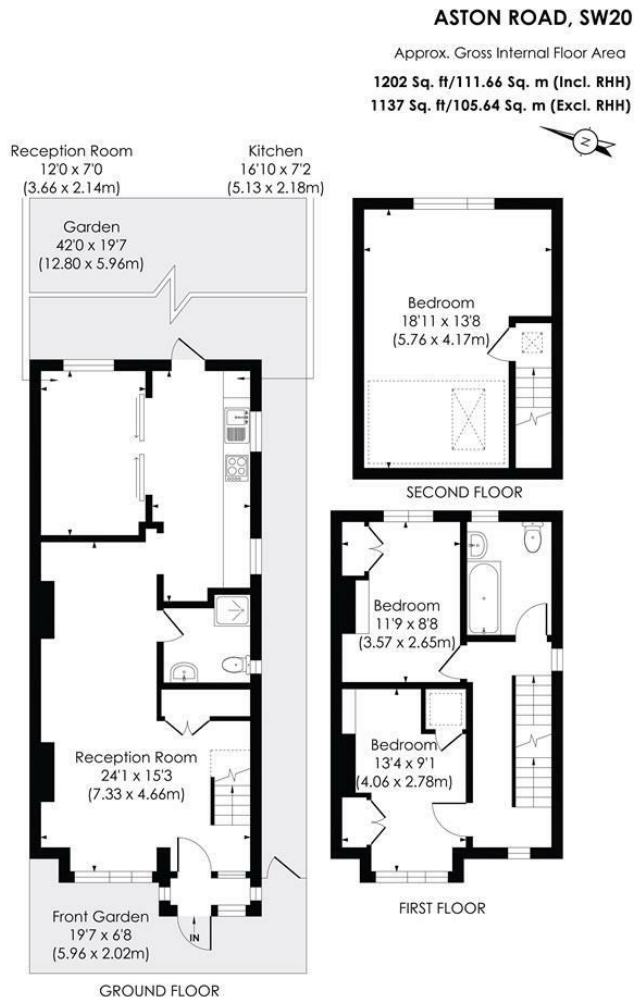


This three-bedroom end of terrace property offers fantastic potential and is ideally situated on a popular street. The home benefits from a good-sized garden, perfect for outdoor entertaining or family activities, and a loft and rear extension providing additional space.

Set close to Prince George's Playing Fields, it's perfect for walking, dog-walking, and outdoor sports. For leisure, David Lloyd Leisure and Spa is nearby, offering fitness and relaxation facilities. The property is also conveniently located close to the local station and the High Street, making commuting and shopping effortless.

Although the property is in need of modernization, it presents a wonderful opportunity for buyers to create their ideal home. Additional local perks include a library at the end of the road, adding to the family-friendly appeal.





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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.

- Three-Bedroom End Of Terrace Home
- Good-Sized Garden, Perfect For Outdoor Activities
- Loft Extension Providing Extra Space
- Located On A Popular Street
- Close To Prince George's Playing Fields – Ideal For Walks, Dog Walking, And Sports
- David Lloyd Leisure And Spa Nearby
- Convenient Access To The Local Station & High Street
- Chain-Free
- EPC Rating - D
- Council Tax Band - D



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
Current	Potential
	78
	62
England & Wales	
EU Directive 2002/91/EC	

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