



Price
£450,000

Freehold

2x  1x  2x 

**Grayswood Gardens,
Merton, SW20**

OVER 60?

Secure this property
for up to **59% less!**

cubitt & west
Helping you move forwards



Main features

- No onward chain to wait for
- Two huge double bedrooms
- Garage & off street parking
- Short walking distance to Raynes Park Station which is 0.1 miles away
- Potential to extend and improve (subject to planning permissions)

Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 18'3 x 10'3 (5.57m x 3.13m)

Dining Area: 10'3 maximum x 10'1 (3.13m x 3.08m)

Kitchen: 7'6 x 7'0 (2.29m x 2.14m)

FIRST FLOOR

Landing

Bedroom 1: 18'2 maximum x 10'2 (5.54m x 3.10m)

Bedroom 2: 12'7 x 10'3 (3.84m x 3.13m)

Bathroom

Separate Toilet

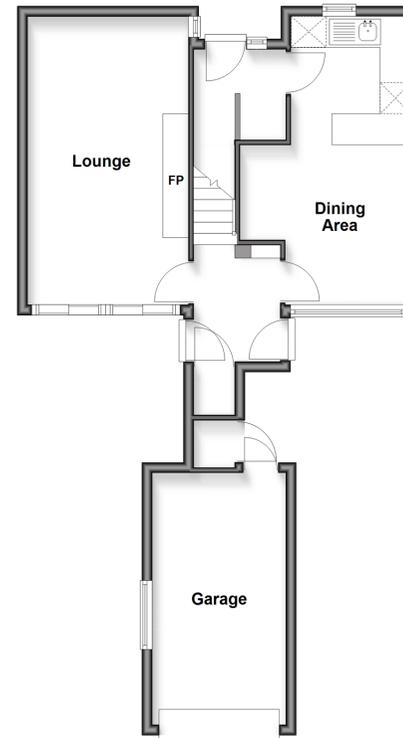
OUTSIDE

Front Garden

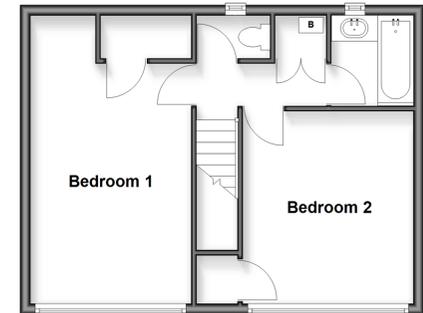
Driveway

Garage

Ground Floor
Approx. 56.7 sq. metres (609.9 sq. feet)



First Floor
Approx. 41.6 sq. metres (448.0 sq. feet)



Call Sutton - 020 8661 0330 ■ cubittandwest.co.uk

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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