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Independent Estate Agents



Why Live Any Where Else?
Aboyne Drive, West Wimbledon

Offers in Excess of £385,000
LEASEHOLD

Wisdom Estates are proud to present this beautifully presented Two-Bedroom Top Floor Maisonette. Ideal for first-time buyers looking to get onto the property ladder, this charming home benefits from its own private entrance and offers spacious living accommodation throughout, a generously sized private rear garden, and a long lease of approximately 98 years. Conveniently located, the property provides excellent access to a range of transport links, including New Malden and Raynes Park stations, as well as the A3, making it ideal for commuters. EPC Rating TBC

FEATURES INCLUDE:

- Two Bedroom Top Floor Maisonette**
- Private Rear Garden**
- 0.6 Miles to New Malden Station**
- 0.6 Miles to Raynes Park Station**
- 98 Year Lease**
- Potential to Extend (STTP)**

REF: 11580

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The accommodation comprises:

ENTRANCE HALL This maisonette benefits from its own private front door, opening into a welcoming entrance hall with space for coats and shoes. Stairs rise to the first floor, complemented by a double glazed window to the side, allowing for natural light.

LANDING The first-floor landing provides access to all principal rooms and is fitted with carpet throughout. There is a useful storage cupboard, a separate boiler cupboard, and access to the loft, offering additional storage and potential to extend (subject to the necessary planning permissions).

LIVING ROOM 15' 4" x 12' 1" (4.67m x 3.68m) A generously sized and beautifully presented living room, designed for both comfort and style. A large double glazed window to the front floods the space with natural light, creating a bright and inviting atmosphere. The room is fully carpeted and features a radiator and an attractive fireplace, forming a charming focal point. With ample space for a variety of furniture arrangements, this is an ideal setting for both relaxing and entertaining.

KITCHEN 10' 4" x 8' 9" (3.15m x 2.67m) A well-appointed kitchen enjoying a bright front aspect via a double glazed window. The space offers a range of matching wall and base units with generous worktop space, ideal for food preparation and storage. Additional features include a fitted sink and drainer, radiator, built-in storage cupboard, and space and plumbing for appliances. Finished with tiled flooring and partially tiled walls for practicality and ease of maintenance.

MASTER BEDROOM 13' 1" x 9' 1" (3.99m x 2.77m) A spacious and well-proportioned master bedroom, benefitting from two double glazed windows that fill the room with natural light. The room is fully carpeted and includes a radiator and a useful built-in storage cupboard. There is ample space for a large bed and additional furniture, creating a calm and comfortable retreat.

BEDROOM TWO 12' 1" x 9' 4" (3.68m x 2.84m) A generous second bedroom overlooking the rear, providing a bright and versatile space. Ideal as a guest room, child's bedroom, or home office, the room is carpeted and includes a radiator and built-in storage.

BATHROOM A well-presented bathroom fitted with a W/C, bath with wall-mounted shower over, and a rear-facing double glazed window for natural light and ventilation. Fully tiled walls and flooring create a clean, modern finish, while a radiator ensures comfort year-round.

GARDEN A rare advantage of this charming property is the good-sized, private rear garden. Well maintained and offering a high degree of privacy, it provides an excellent outdoor space for relaxing, entertaining, or al-fresco dining. A rare benefit for this style of property, the garden serves as a natural extension of the living space.

Important Note

We have not tested any services or appliances at this property. We strongly recommend that all the information which we provide is verified by yourself on inspection, and by your Surveyor and Conveyancer.

Measurements

Please note that all measurements are approximate.

