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## Aboyne Drive, Raynes Park, SW20

£340,000

2 1 1

- Well Proportioned First Floor • Popular Residential Location
- Two Bedroom Maisonette  
(868 Sq.Ft)
- Bright Rear Aspect Reception • Separate Well Equipped Eat-In Kitchen/Diner
- Family Bathroom/Separate WC
- Own Entrance • No Onward Chain
- Close to Transport Links, Schools and Amenities • Property Ref: DA 0587

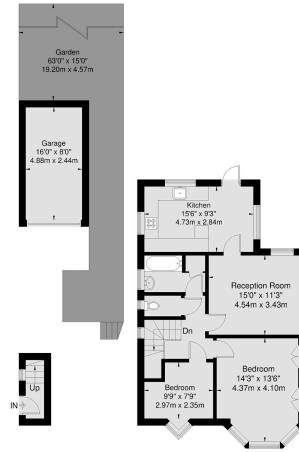


Well proportioned two bedroom first floor maisonette (868 Sq.Ft) with private garden, garage and own entrance, conveniently situated close to excellent transport links and amenities. Offered to the market with no onward chain, the property offers light and airy accommodation with period appeal and neutral décor - ideal for homeowner or investor alike. Features include an inviting reception room, separate well equipped eat-in kitchen/diner, family bathroom, separate WC, gas central heating, and inbuilt storage.





Abyone Drive  
Agents Gross Internal Area  
Ground Floor = 1.8 Sq m / 19 Sq Ft  
First Floor = 66.9 Sq m / 729 Sq Ft  
Garage = 12 Sq m / 129 Sq Ft  
Total = 80.7 Sq m / 868 Sq Ft



Ground Floor  
First Floor

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Viewmedia.co.uk has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purpose only. Not drawn to scale, unless stated. Dimensional shown are to the nearest 2" and are to the point indicated by the arrow heads.  
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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	