

Aboyne Drive, London, SW20 0AL

Offers Over: £425,000

Leasehold





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Location, Location, Location.....Introducing a charming ground floor maisonette with breathtaking views of a picturesque golf course. Located in this popular tree lined cul-de-sac, the many amenities of Raynes Park and New Malden are both within a short distance. With convenient access onto the A3 and excellent commuter connections into London. This delightful property features two double bedrooms, through lounge leading to galley kitchen, sunroom and family bathroom. One of the standout features of this maisonette are the views of the adjacent golf course. The sight of manicured fairways creates a tranquil and relaxing atmosphere. Whether you are an avid golfer or simply appreciate the beauty of nature, this property offers a unique opportunity to enjoy the best of both worlds.

Both bedrooms are generously proportioned, providing comfortable retreats for rest and relaxation. The master bedroom boasts a bay window and fitted storage units. The second bedroom can be utilized as a guest room, home office, or a space to suit your personal needs. Externally the property benefits from front and rear gardens, the rear of which is private and south-westerly facing. Additional features include a garage, providing secure storage space for your convenience.



There are currently 89 years remaining on the lease, however this is in the process of being extended. Ground rent is £250pa. Council Tax Band C and EPC Rating TBC.

Front Garden

With lawn and pebbled boundary, walkway leading to front door.

Entrance Hall

With engineered wood flooring, picture rail, radiator with cover, power points, storage cupboard housing combination boiler, consumer unit, gas meter and electricity meter, leading to:

Reception Room

With engineered wood flooring, feature fireplace with surround, shelving in recess to side of chimney breast, radiator with cover, power points.

Kitchen

With range of fitted base level units, worksurfaces, single ceramic Butler sink unit with accompanying mixer tap, part tiled walls, fitted electric oven, fitted electric hob, fitted extractor hood, space for fridge freezer, space for washing machine, skylights offering natural light, leading to sunroom with UPVC bifold doors, power points, inset spotlights and ceramic tiled floor.





Bedroom One

With engineered wood flooring, double glazed bay window to front elevation, fitted wardrobes, picture rail, radiator, power points.



Bedroom Two

With engineered wood flooring, radiator with cover, UPVC window to side elevation.





Bathroom

With tiling throughout, suite comprising enclosed jacuzzi bath with mixer tap and shower attachment, wash hand basin with mixer tap, frosted UPVC to side elevation, WC, mirrored storage cupboard and spotlights.





Private Rear Garden

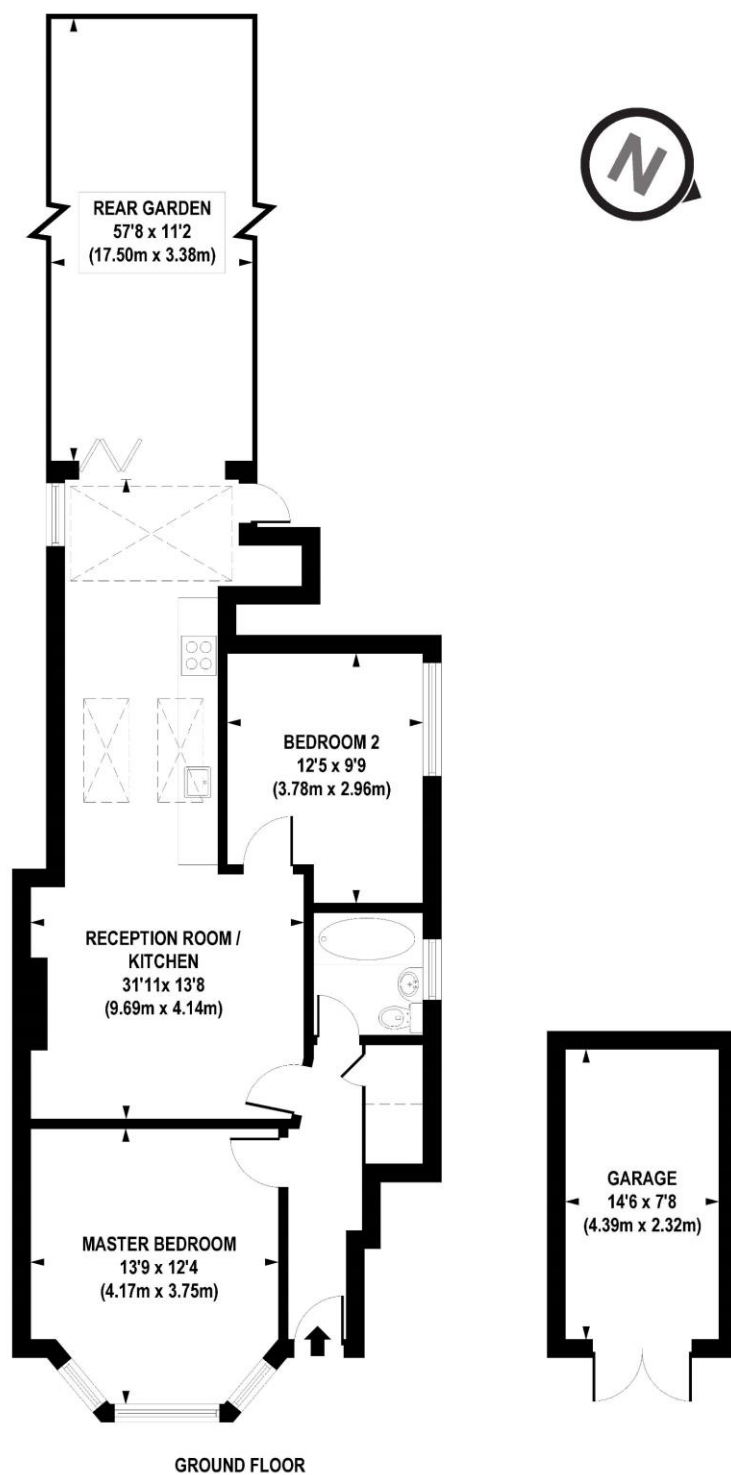
With decking area leading to lawn and further paved seating area at the bottom of the garden, views of golf course and south-westerly facing.

Detached Garage

Offering storage space and with power.

- **RESIDENTIAL SALES**
- **RESIDENTIAL LETTINGS**
- **PROPERTY MANAGEMENT**
- **FINANCIAL SERVICES**
- **LAND AND NEW HOMES**
- **CONVEYANCING**

Your View...

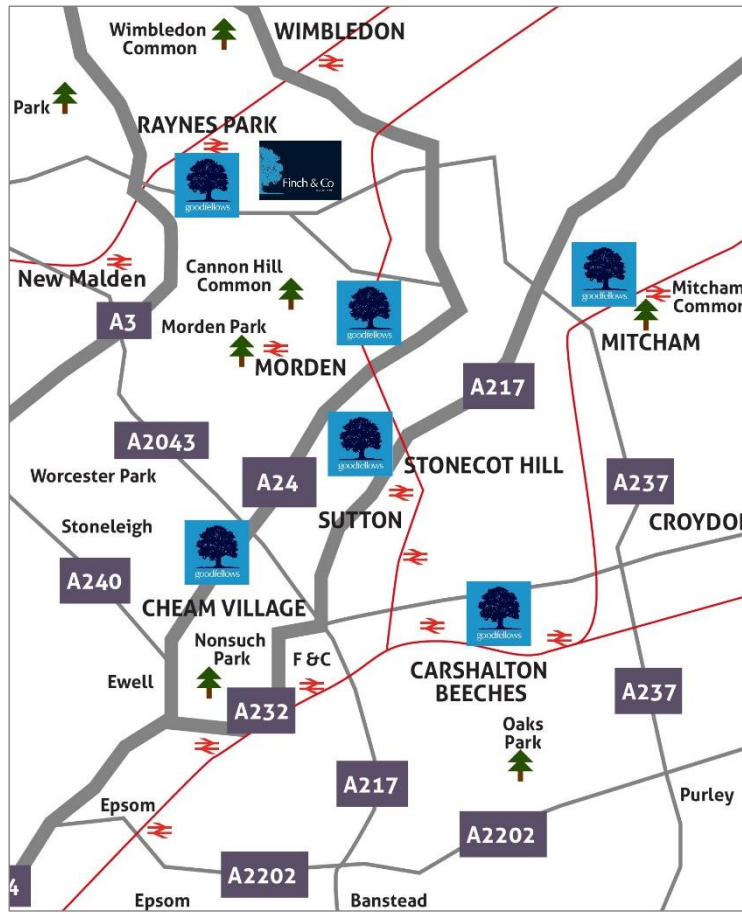


APPROX. GROSS INTERNAL AREA FLOOR 822 sq. ft / 76.37 sq. m (Including Garage)
APPROX. GROSS INTERNAL AREA FLOOR 719 sq. ft / 66.81 sq. m (Excluding Garage)

Floorplan is for illustrative purposes only and is not to scale.
 Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
 Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

CP CREATIVE
 PROPERTY MARKETING

Goodfellows Branch Network



Local Authority

Referral Fees

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Goodfellows.

Draft Details

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

Boundaries

This extract is to identify the site mentioned in these Sales Particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundary.

All Measurements

All Measurements are Approximate.

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For full EPC please contact the branch