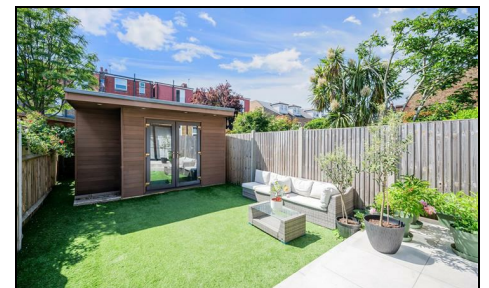
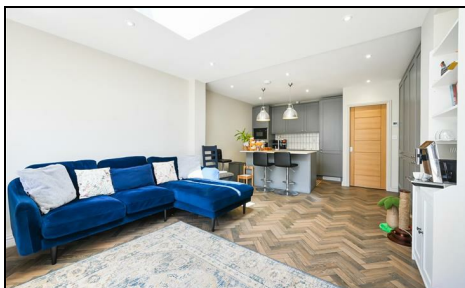


Prince Georges Avenue Raynes Park, SW20 8BQ

£3,500 Per Month



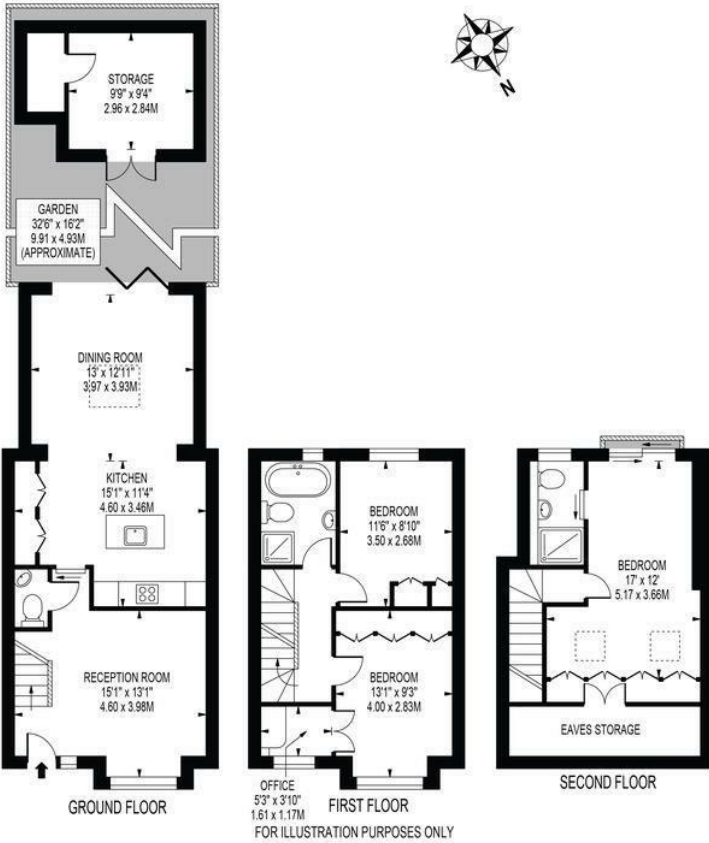
Fantastic, high spec three bedroom, two bathroom house. Situated just 0.2 miles from Raynes Park train station and the high street with a range of shops including Waitrose, gyms, and local restaurants. The property is in a great condition through out with tiled flooring to the ground floor, a great open plan kitchen/family room with underfloor heating, ground floor WC, and low maintenance garden with patio, astroturf and good quality shed/garden room (with power but no heating). The first floor features two double bedrooms with fitted wardrobes, of which the front bedroom has doors to a study area, and family bathroom with bath and shower cubicle. The second floor has a further double bedroom with ensuite shower and aircon. EPC band D. Council tax band D.

PRINCE GEORGES AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1221 SQ FT - 113.46 SQ M
(INCLUDING EAVES STORAGE & EXCLUDING OUTBUILDING)

APPROXIMATE GROSS INTERNAL AREA OF OUTBUILDING: 111 SQ FT - 10.30 SQ M

APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE: 59 SQ FT - 5.52 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



- Recently refurbished
- Three bedrooms, two bathrooms
- Fantastic kitchen/family room
- Fitted wardrobes to all bedrooms
- Garden room (power but no heating installed)
- First months rent in advance
- Five weeks security deposit
- Holding deposit = one weeks rent
- EPC band D
- Council tax band D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

Celebrating 30 years of successful Sales and Lettings in Merton

