

56 Aston Road

Raynes Park, London, SW20 8BE

ROBERT HOLMES
& COMPANY

An exciting opportunity to purchase a 1920's 2 bedroom, unmodernised property with a beautiful garden, in an ideal location

Asking Price: £650,000

Accommodation:
- Terraced house
- Reception room
- Dining room
- Kitchen
- Conservatory
- 2 bedrooms
- Bathroom
- Westerly facing garden
- Partially double glazed

Local Borough: Merton Council
Council Tax Band: D
EPC Rating: F

Nearest Station: 0.2 miles approx. (Raynes Park)
Central London: 9.5 miles approx.



Property Description: An attractive and well maintained period home in the sought after Apostles area.

This house consists of two reception rooms, a kitchen and conservatory on the ground floor. The top floor has two bedrooms and a family bathroom. To the rear of the property is a mature paved garden surrounded by plenty of shrubbery and planting.

The property offers a fantastic opportunity to develop and refurbish the property, including extending into the rear garden and converting the loft into additional bedroom accommodation, to create a unique property, subject to planning permission.

Location: Aston Road is situated in the sought after 'Apostles' area, moments from Raynes Park Station with its fast and frequent rail connections to London Waterloo or towards Surrey. Just at the end of the road are local cafes, restaurants and a library, whilst Raynes Park also has useful amenities including Waitrose, pharmacies and shops. Excellent schools both in the private and state sectors are easily accessible.



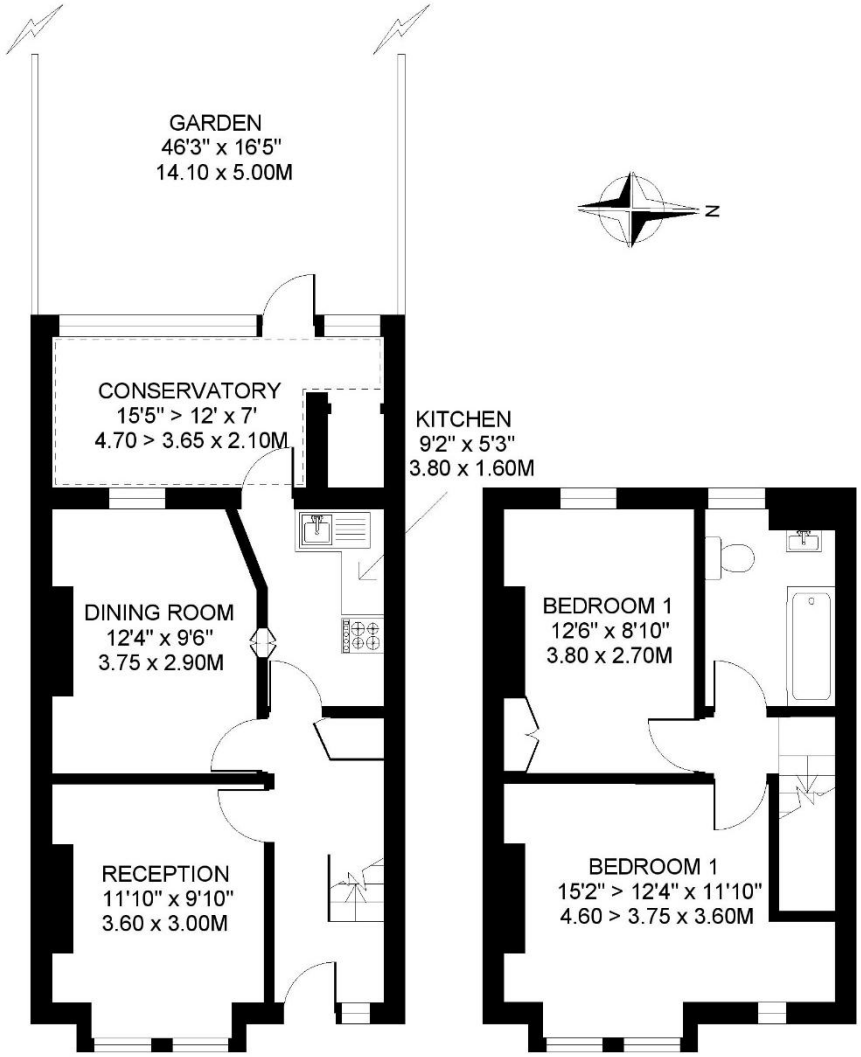






APPROXIMATE INTERNAL FLOOR AREA

853 SQ.FT. / 79.2 SQ.M.



GROUND FLOOR 488 SQ.FT.

FIRST FLOOR 365 SQ.FT.

FLOORPLAN PRODUCED FOR "ROBERT HOLMES & COMPANY" BY FLOORPLANNERS 0780 122 8850
ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE

ROBERT HOLMES & COMPANY

Viewings by appointment through Robert Holmes & Co. on 0208 106 2019

N.B. For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. All statements contained herein are made without responsibility and do not constitute part of an offer or contract. Measurements are approximate and should not be relied upon for carpets or furnishings. We have not carried out a survey, nor tested the services, appliances, or specific fittings.