

## Cannon Close Raynes Park, SW20 9HA

£800,000 Freehold



This attractive and neutrally decorated **THREE DOUBLE BEDROOM**, un-extended, 1930s Mid Terrace "Blay" House is positioned in a highly sought after cul de sac only 0.5 Miles to Raynes Park Station and High Street. This is an ideal blank canvas for an incoming buyer to move into and finish/extend S.T.P.P to their own desired tastes over time. There is also a driveway to the front, two good sized reception rooms, a separate kitchen, a neutrally decorated family bathroom and no onward chain.



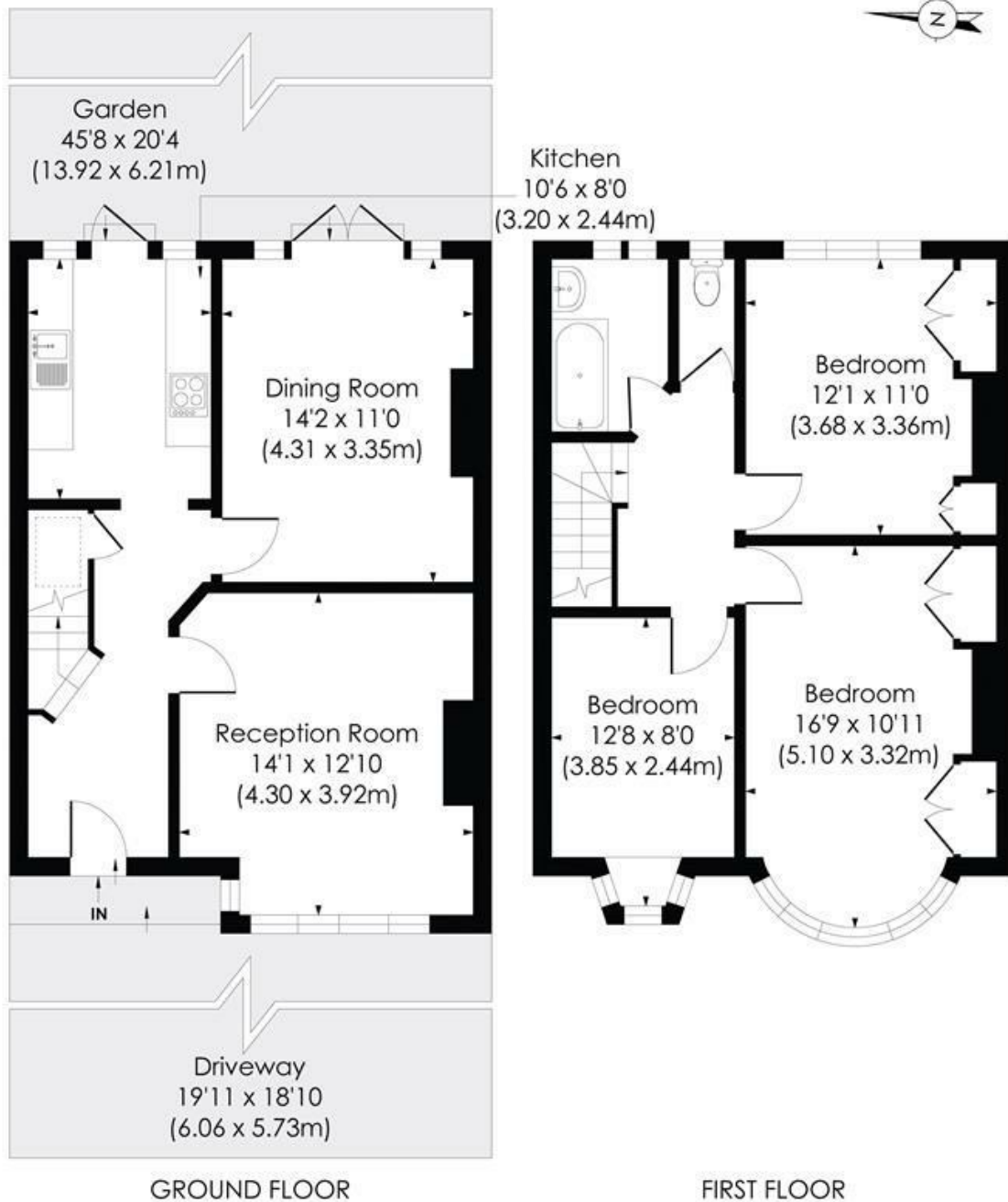
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## CANNON CLOSE, SW20

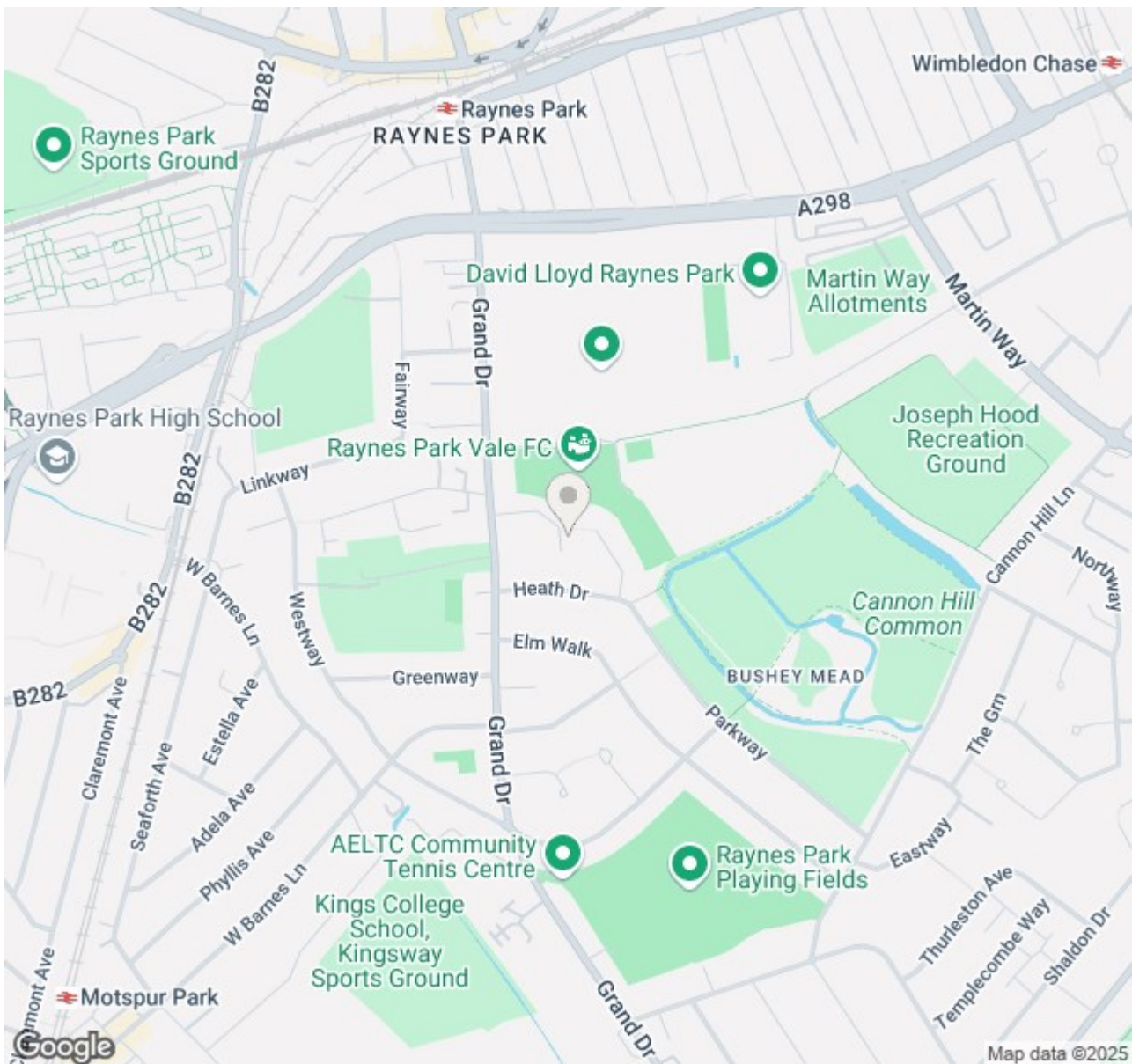
Approx. Gross Internal Floor Area  
**1062 Sq. ft/98.65 Sq. m**




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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.



- Three Double Bedroom
- Mid Terrace 1930's "Blay" House
- No Onward Chain
- Desirable Cul De Sac Location
- Driveway to Front
- Neutrally Decorated Throughout
- 0.5 Miles to Raynes Park High Street and Station
- Potential to Extend S.T.P.P
- EPC - C
- Council Tax Band - D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

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