

## Cannon Hill Lane Raynes Park, SW20 9HH

**Offers In Excess Of £685,000 Freehold**



In excellent condition throughout, this three-bedroom (plus study) terraced 'Blay' family home is ideally situated in the heart of Cannon Hill, SW20. The property benefits from off-street parking, a garage and a beautifully maintained south-facing garden.

The ground floor offers two spacious reception rooms, a versatile study that can also be used as a fourth bedroom, and a convenient ground-floor W/C. The modern kitchen, complete with integrated appliances, is set within the rear extension and opens directly onto a sunny south-facing garden, with access to the garage at the rear.

Upstairs, there are two well-proportioned double bedrooms with built-in storage, a further single bedroom and a luxury family bathroom. The property also offers excellent potential for a loft conversion (STPP), providing the opportunity to further increase the living space.

Located on a highly desirable residential road within easy reach of Raynes Park, Morden, Cannon Hill Common and a selection of well-regarded schools, this is an exceptional family home in a sought-after location. Early viewing is highly recommended.

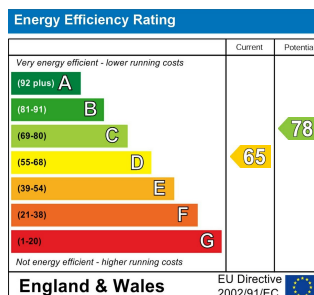
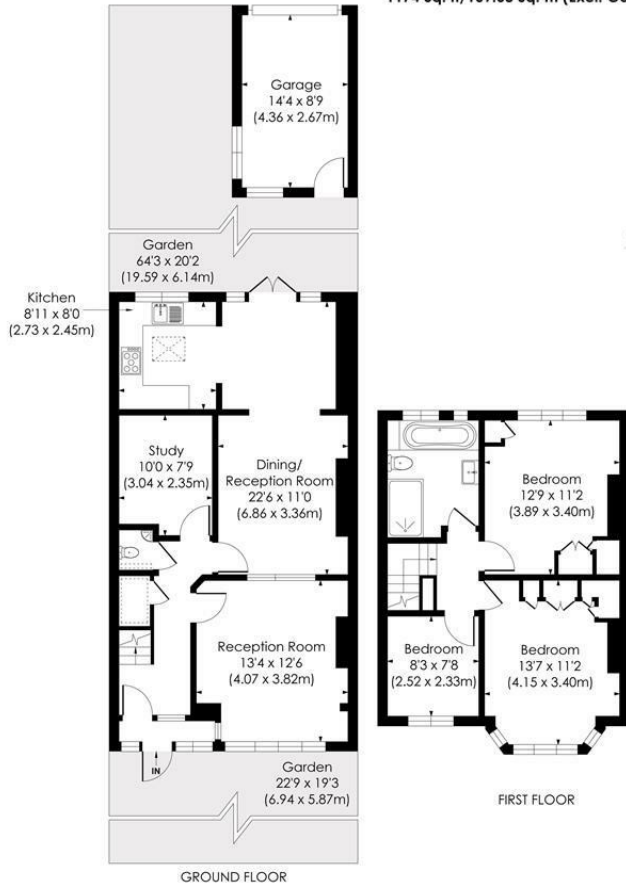


# CANNON HILL LANE, SW20

Approx. Gross Internal Floor Area

1299 Sq. ft/120.72 Sq. m (Incl. Garage)

1174 Sq. ft/109.08 Sq. m (Excl. Garage)



- Terraced 'Blay' Family Home
- Three Bedrooms Plus Study
- Off-Street Parking & Garage
- Beautiful South Facing Garden
- In Excellent Condition
- Desirable Location in Cannon Hill, SW20
- Close to Sought After Schools and Transport Links
- Freehold
- EPC Rating - D
- Merton Council Tax Band - D

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