

399 Cannon Hill Lane Raynes Park, SW20 9HH

Offers In Excess Of £685,000 Freehold



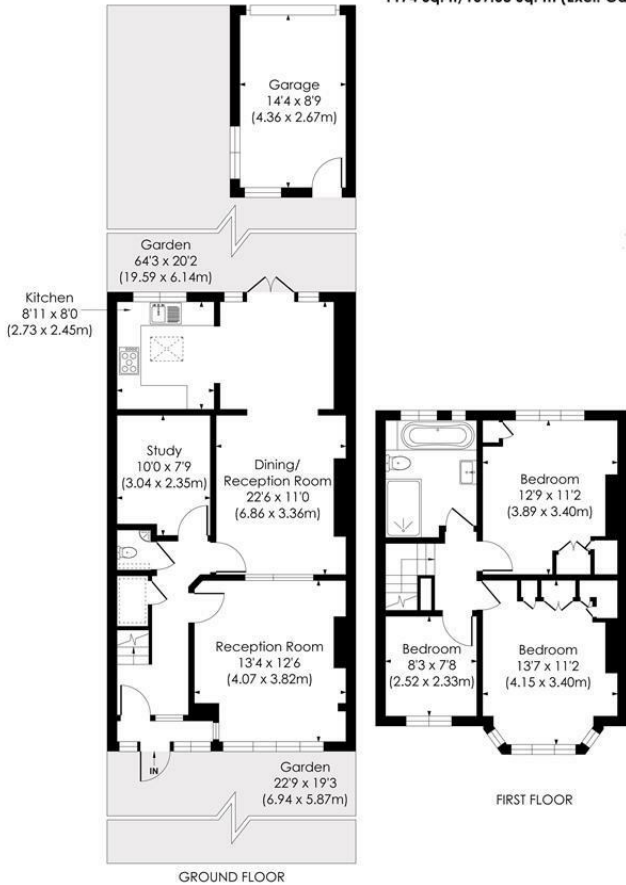
In excellent condition throughout, this three-bedroom (plus study) terraced 'Blay' family home is ideally situated in the heart of Cannon Hill, SW20. The property benefits from off-street parking, a garage and a beautifully maintained south-facing garden.

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.

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)



This floor plan has been prepared for the purpose of illustration only in accordance with the latestRICS 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.

- 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

For Free Mortgage Quote and Best Mortgage Rates, call Ellisons Mortgage Advisor on 0208 543 1166