

Cannon Hill Lane Raynes Park, SW20 9HH

£750,000 Freehold



In excellent condition throughout, a three bedroom (plus study) terraced 'Blay' family home enviably located in the heart of Cannon Hill, SW20. Boasting off-street parking, a garage and a beautiful south facing garden.

Comprising two spacious reception rooms on the ground floor alongside a study room that can be used as a fourth bedroom, there is also a ground floor W/C. With a modern kitchen and integrated appliances located at the rear of the extension with doors opening out onto a sunny garden with garage at the rear. Upstairs are two well appointed double bedrooms with built-in storage, a third single bedroom and a luxury family bathroom, with superb extension potential in the loft (STPP).

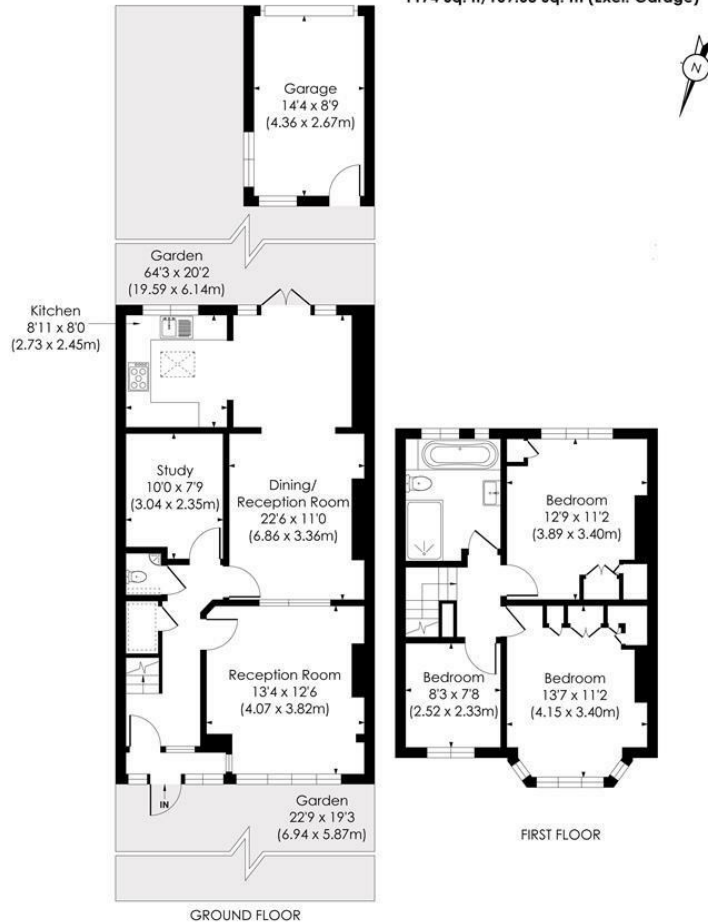
Located on a desirable residential road within easy access to Raynes Park and Morden, Cannon Hill Common and a selection of well regarded schools, an early viewing is highly recommended.

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)



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PROPERTY MARKETING

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.

- 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 - Super energy saver	A+		
Very energy efficient	A		
Energy efficient	B		76
Decent	C		
Decent	D		65
Needs improvement	E		
Needs improvement	F		
Needs improvement	G		
Very poor energy efficiency			

Energy Efficiency Rating: D

England & Wales

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