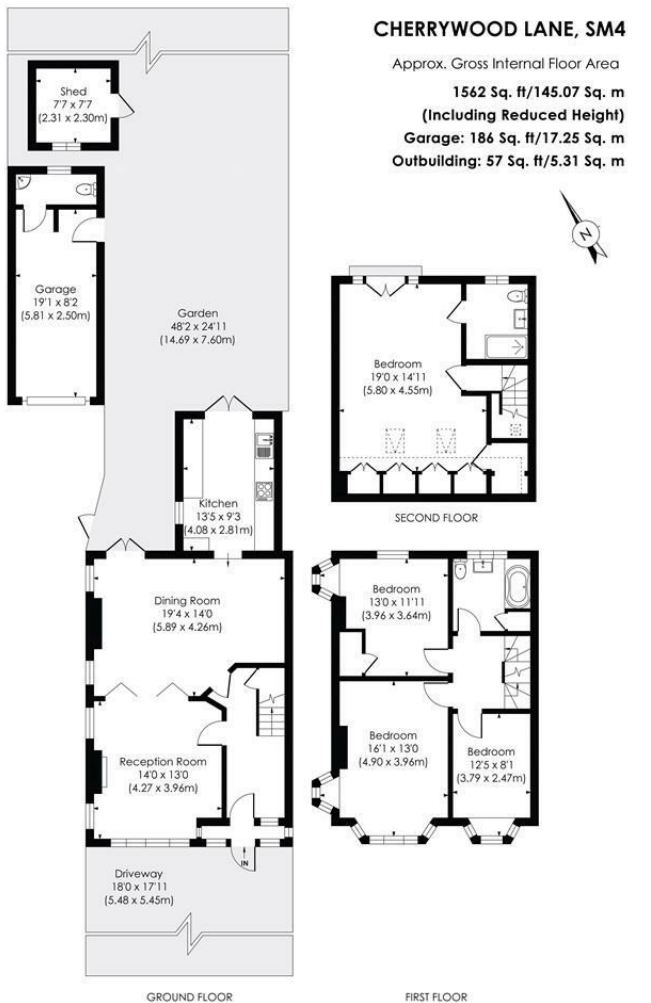


Cherrywood Lane Cannon Hill, SM4 4HQ

£825,000 Freehold



A stunning four double bedroom, two bathroom End of Terrace 'Blay' family home positioned in the heart of Cannon Hill. In Excess of 1500 sq ft and in lovely condition throughout, boasting off-street parking, garage and a 48 ft private garden. This bright and airy property benefits from a spacious open-plan lounge/diner with a modern galley kitchen at the rear. Upstairs comprises two well-appointed double bedrooms, a further double bedroom and a three-piece family bathroom suite, with a superb principal bedroom contained within the converted loft alongside a luxury ensuite bathroom, copious eaves storage and and Juliet balcony. Enviably located a stone's throw away from Cannon Hill Common, in close proximity to desirable schools and equidistant to both Raynes Park Station, Wimbledon Chase Thameslink and Morden Northern Line Tube. Viewings are highly recommended.



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.

- End of Terrace 'Blay' Family Home
- Four Double Bedrooms
- Off Street Parking & Garage at the Rear
- In Lovely Condition Throughout
- Spacious Open Plan Living Area
- Located in the Desirable 'Cannon Hill Area'
- Close to Multiple Transport Links & Sought After Schools
- Freehold
- EPC Rating - D
- Merton Council Tax Band - E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	82
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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