

**Cannon Hill Lane
London, SW20 9LE**

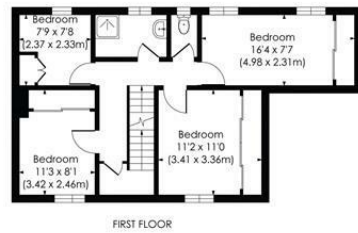
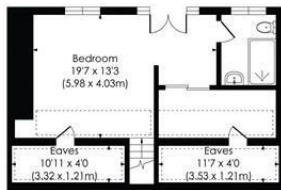
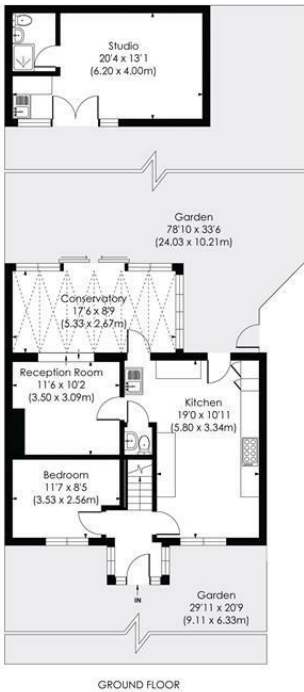
£825,000 Freehold



A spacious six-bedroom mid-terrace family home arranged over three floors, situated on Cannon Hill Lane. The ground floor comprises a generously sized kitchen/dining room, a reception room, conservatory, a ground floor bedroom, and a separate WC. The first floor offers four well-proportioned bedrooms, a family shower room, and an additional separate WC. The loft has been converted to create a principal bedroom featuring a designated dressing area and an en-suite shower room. Externally, the property benefits from off-street parking to the front and a wide rear garden. To the rear of the garden is a self-contained studio outbuilding, complete with its own kitchen and shower room, providing flexible accommodation for guests, extended family, or home office use (subject to the necessary consents). The property is conveniently located for local amenities and green spaces, with excellent transport links via Wimbledon Chase, South Merton, and Morden stations.

CANNON HILL LANE, SW20

Approx. Gross Internal Floor Area
1907 Sq. ft/177.21 Sq. m (Incl. Studio)
1641 Sq. ft/152.41 Sq. m (Excl. Studio)



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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.



- Mid-Terrace Family Home
- Six Bedrooms
- Generous Kitchen/Dining room plus Separate Reception & Conservatory
- Wide Rear Garden
- Self-Contained Studio Outbuilding with Kitchen & Shower Room
- Off-Street Parking
- Close to Wimbledon Chase, South Merton & Morden Stations
- Freehold
- EPC Rating - C
- Merton Council Tax Band - D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	69	
(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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