

## CANNON HILL LANE

APPROXIMATE GROSS INTERNAL FLOOR AREA : 1440 SQ FT- 133.80 SQ M  
(EXCLUDING GARDEN STUDIO / GARAGE)  
GARDEN STUDIO : 128 SQ FT- 11.90 SQ M  
GARAGE : 142 SQ FT- 13.20 SQ M  
TOTAL : 1710 SQ FT 158.90 SQ M



GROUND FLOOR

FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



329 Cannon Hill Lane,  
Raynes Park, SW20 9HQ

Guide Price £995,000 Freehold

Fuller Gilbert are delighted to offer for sale this superbly presented classic 1930's Art Deco style semi-detached house, with idyllic views over Cannon Hill Common.

- Principal Bedroom with En-Suite Bathroom
- Spacious Family Bathroom
- Sitting Room Zone
- Family Room Area
- Superb Kitchen/Dining Room Space
- Utility Room with W.C.
- Pretty 50ft Approx Rear Garden and Front Garden
- Garage
- Much Sought-After Location
- Wonderful Views over Cannon Hill Common

This plan is for guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Wimbledon Village Sales, 95 High Street, Wimbledon Village, London, SW19 5EG

**Location**

The property is located in a popular residential location with the wonderful green spaces of Cannon Hill Common opposite the house. The amenities of Grand Drive and popular sought-after schools, including St John Fisher RC Primary School, are also within easy reach. Raynes Park Mainline Station provides fast and frequent services to London Waterloo. Morden Tube Station is a short bus ride away.



**Description**

This delightful semi-detached family home has been re-modelled to create a truly stunning property, with flexible accommodation and further potential to extend into the loft. The house benefits from wonderful open views over Cannon Hill Common.

The open-plan ground floor provides a sitting room area, family room, wonderful kitchen/dining room with full width doors to the garden, a large utility room with side entrance and separate w.c..

Upstairs are two double bedrooms, one with a large en-suite. There is an additional luxury family bathroom. The property has a pretty front garden along with access to an electric vehicle enabled garage plus additional off-road parking at the rear from Eastway. There is a superb back garden extending to around 50ft with a useful home office/studio and entertainment deck.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		61	82
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.