Fuller Gilbert & Company Est. 2001



Cannon Hill Lane, Raynes Park, SW20 9HQ

£925,000 Freehold

Introducing Cannon Hill Lane...

Fuller Gilbert are delighted to offer for sale this superbly presented classic 1930s Art Deco-style semi-detached family home, ideally positioned overlooking the beautiful Cannon Hill Common. Approached via a private driveway providing ample off-street parking for multiple vehicles, the property offers generous and versatile accommodation arranged over three floors.

The ground floor comprises two spacious reception rooms. The front reception room enjoys wonderful views over Cannon Hill Common, while the second reception room benefits from direct access onto the private rear garden. There is also a separate kitchen with a side door providing convenient access to the garden, together with a downstairs WC.

The first floor provides three well-proportioned bedrooms, including two generous double bedrooms and a further smaller double bedroom, which would also make an ideal home office or study. A family bathroom completes this floor.

The top floor is dedicated to a spacious double bedroom with the added benefit of an washroom, creating an excellent private principal bedroom suite.

Externally, the property enjoys a private garden and a prime position on the road, with delightful uninterrupted views across Cannon Hill Common.

Well presented throughout and offering further potential to extend the ground floor, subject to the usual planning consents, this attractive home is likely to appeal to a wide range of buyers seeking a characterful family property in an enviable location.





Welcome to Raynes Park...

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.

- **Semi Detached Art Deco Style House**
- **Four Spacious Bedrooms**
- **Large Front Reception Room**
- **Good Sized Dining Room**
- **Separate Kitchen**
- **Two Bathrooms**
- **Southerly Facing Private Garden**
- **Garage**
- **Stunning Views Over Cannon Hill Common**
- **Off Street Parking For Multiple Cars**















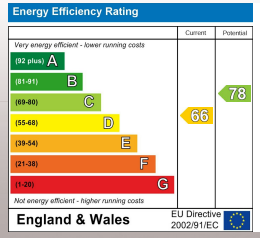
CANNON HILL LANE

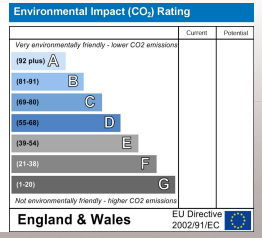
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1550 SQ FT - 144.04 SQ M
(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA & EXCLUDING GARAGE)
APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 124 SQ FT - 11.52 SQ M
APPROXIMATE GROSS INTERNAL AREA OF GARAGE: 145 SQ FT - 13.51 SQ M



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.

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part and offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement





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 the wiring, plumbing and drains have not been checked. Our client has advised of the tenure of the property. The length of lease and service charge have been provided by a third party. Any intending purchase must obtain confirmation of these facts from their solicitor.



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