

CANNON HILL LANE

APPROXIMATE GROSS INTERNAL FLOOR AREA : 1568 SQ FT- 145.7 SQ M
(INCLUDING GARDEN STUDIO)

Cannon Hill Lane, Raynes Park, SW20 9HQ

Guide Price £970,000 Freehold



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 an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in the 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.



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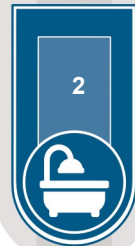
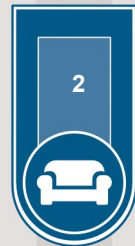
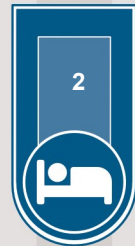
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THE LOCATION

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.



THE PROPERTY

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. Currently arranged as a two bedroom house, but with potential to reconfigure into a three or four bedroom property with ease. The house benefits from wonderful open views over Cannon Hill Common. The open-plan ground floor provides a family room/office (which can easily be converted back to a 3rd bedroom), sitting room area, 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 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		82
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
		EU Directive 2002/91/EC