

**FOR SALE**



**Cannon Hill Lane, Wimbledon Chase, SW20**

**GUIDE £1,125,000 Freehold**

 **4**

 **2**

  
**samuel estates**  
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# Property Description

Samuel Estates is pleased to offer this immaculate 4-bedroom family home, boasting period features throughout. As you step through the stained-glass front door, you're greeted by a welcoming hallway, setting the tone for the elegance that awaits within. The front reception exudes charm with its feature fireplace and large bay window adorned with shutter blinds, creating a cozy ambiance perfect for relaxing evenings.

Continuing down the hall, the heart of the home beckons with the family kitchen - a culinary haven, equipped with a ranger cooker and all the usual modern appliances. Abundant storage and counter space make meal prep a breeze, while a convenient utility room has been built into the side return and the property has the added benefit of a built-in water softener.

Entertaining is effortless in the adjacent dining room, where a stunning reclaimed fireplace steals the spotlight. Double doors open onto the low-maintenance garden, providing seamless indoor-outdoor flow for al fresco gatherings. Upstairs, on the first floor, there are three generously proportioned double bedrooms, each adorned with shutter blinds for privacy and style. The master suite boasts built-in wardrobes, offering ample storage solutions. The family bathroom features a luxurious free-standing bathtub and separate shower.


The top floor has been cleverly converted offering a large double bedroom, complete with an ensuite shower room and plenty of natural light. An additional room, perfect for use as a nursery or study also offers access to eaves storage for added convenience.

Conveniently located within walking distance to Wimbledon Chase (Thames link), this ideal family home offers fantastic transport links to Central London and easy access to the A3 and M25. It is also within close proximity to a number of sought after local schools; Wimbledon Chase Primary, Dundonald School & Rutlish Secondary, to name a few. A variety of shops and amenities are conveniently close by, while the area is renowned for its sporting and recreational facilities.

## Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 <b>A</b>		
81-91 <b>B</b>		<b>84</b>
69-80 <b>C</b>	<b>72</b>	
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	







Ground Floor



Floor 1



Floor 2

Approximate total area<sup>(1)</sup>

1554.1 ft<sup>2</sup>

144.38 m<sup>2</sup>

Reduced headroom

62.78 ft<sup>2</sup>

5.83 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

## Material Information

Tenure – Freehold

Council Tax Band – E

Local Authority – Merton Council



**Property Type**  
House (Terraced)



**Construction Type**  
Brick



**Parking**  
Parking Permit



**External Wall Survey**  
N/A



**Water Supply**  
Thames Water



**Electricity Supply**  
Mains



**Heating**  
Central Gas Heating



**Broadband**  
Standard/ Ultrafast



**Mobile Signal**  
Good Coverage

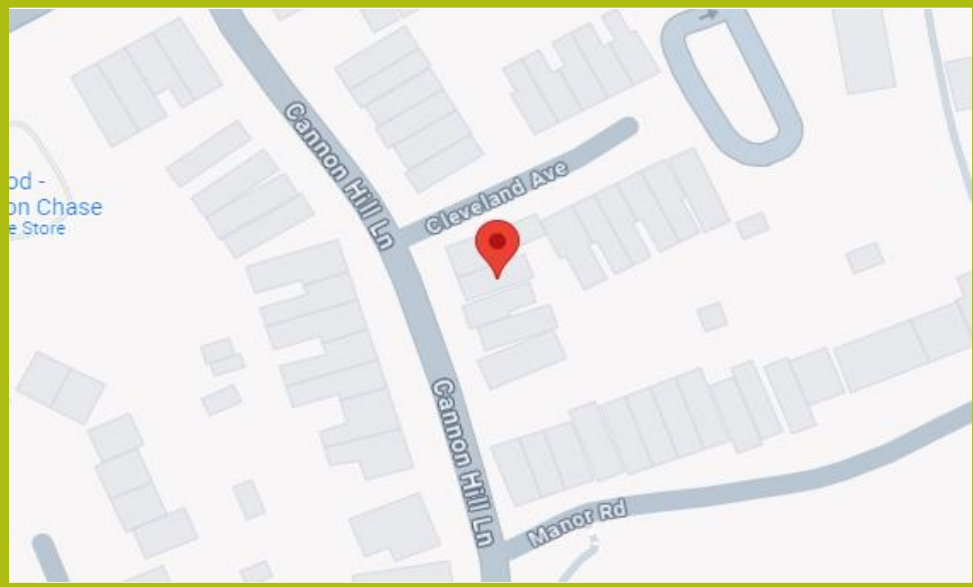


**Flood Risk**

*Has the property been flooded in the past five years: NO*  
Risk Level: Low



**Proposed Development  
in Immediate Locality?**  
None



### Balham

45 Bedford Hill,  
London, SW12 9EY  
☎ 020 8673 4666

### Colliers Wood & Wimbledon

30 Watermill Way,  
London, SW19 2RT  
☎ 020 8090 9000

### Streatham

432/434 Streatham High Road  
London, SW16 3PX  
☎ 0208 679 9889

