



336 Cannon Hill Lane, Raynes Park, SW20 9HL



Guide price £400,000

**WH WATSON HOMES**  
Estate Agents

# 336 Cannon Hill Lane

Raynes Park, SW20 9HL

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**\*\* GUIDE PRICE OF £400,000-£425,000 \*\***

Watson Homes are pleased to offer this STUNNING first floor maisonette located on Cannon Hill Lane in Raynes Park. This delightful property boasts a bespoke modern kitchen, an ultra modern four piece bathroom suite, a pretty rear garden and no onward chain.

Situated in a prime location, this maisonette offers the best of city living with easy access to amenities, transport links, and green spaces. Whether you're a first-time buyer, a young professional, or looking for a lucrative investment opportunity, this property has the potential to meet your needs. A viewing of this property is highly recommended.

### Accommodation

- Obscure UPVC double glazed side door to..
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- Entrance
- Stairs to 1st floor landing Fitted storage cupboards, double panel radiator, picture rail.
- Lounge/diner

UPVC double glazed window to front aspect with fitted Venetian blinds, double panel radiator, gas fireplace with marble surround, picture rail.





#### Kitchen

Range of fitted wall units with cupboards and drawers below, quartz worktops with inlaid “Blanco” sink and mixer tap. Inset “Bosch” gas hob with oven/grill below and extractor fan above. Integrated “Bosch” fridge/freezer, washing machine and dishwasher. Italian porcelain tiled splash back and flooring. UPVC double glazed window to rear aspect.

#### Bedroom one

UPVC double glazed window to rear aspect with fitted Venetian blinds. Single panel radiator, picture rail and double fitted wardrobes with drawer pack.



#### Bedroom two

UPVC double glazed window to front aspect, picture rail, single panel radiator, fitted storage cupboards.

#### Bathroom

Luxury four piece suite comprising panel enclosed bath with brushed gold “Crosswater” mixer tap, tiled cubicle with “Saneux” thermostatic shower and hand attachment, floating wash hand basin with brushed gold “Crosswater” mixer tap, low-level push button flush WC. Italian Porcelain tiled flooring and part tiled walls. Heated towel rail, shaver point, obscure UPVC double glazed window to side aspect and built in storage cupboard.



#### Rear Garden

Mainly laid to lawn with footpath to rear and established flower beds bordering, decking area with garden shed, fence enclosed with gated side access.

#### BUYER'S INFORMATION

Under UK law, estate agents are legally required to conduct Anti-Money Laundering (AML) checks on buyers and sellers to comply with regulations. These checks are mandatory, and estate agents can face penalties if they fail to perform them. We use the services of a third party to help conduct these checks thoroughly. As such there is a charge of £36 including vat, per person. Please note, we are unable to issue a memorandum of sale until these checks are complete.



