

Cannon Hill Lane Raynes Park, SW20 9HQ

£2,750 PCM



GREAT SIZED, MODERISED THREE DOUBLE BEDROOM BLAY HOUSE.

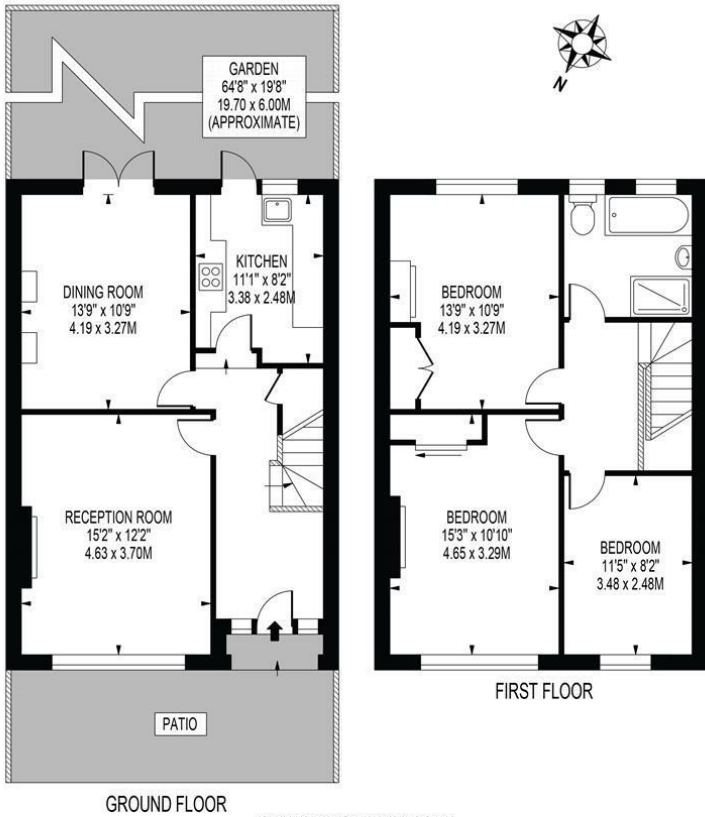
This lovely house considers of two reception rooms, modern kitchen, large private garden with decking and lawn, and OFF STREET PARKING. Upstairs has three generously sized bedrooms and a modern four piece bathroom.

The property is located close to Cannon Hill Common and within easy reach of Morden and Raynes Park stations, and close to local schools.

EPC D. Council Tax Band E

CANNON HILL

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1127 SQ FT - 104.66 SQ M



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.



- Three Double Bedrooms
- Two Reception Rooms
- Modern Kitchen and Bathroom
- Double Glazing Throughout
- Off Street Parking
- One Months Advance Rent
- Five Weeks Deposit
- Holding Deposit = One Weeks Rent
- EPC D
- Council Tax Band E

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		
England & Wales		
EU Directive 2002/91/EC		



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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of successful Sales and
Lettings in Merton**

