

Cannon Hill Lane Wimbledon Chase, SW20 9EN

£1,000,000 Freehold



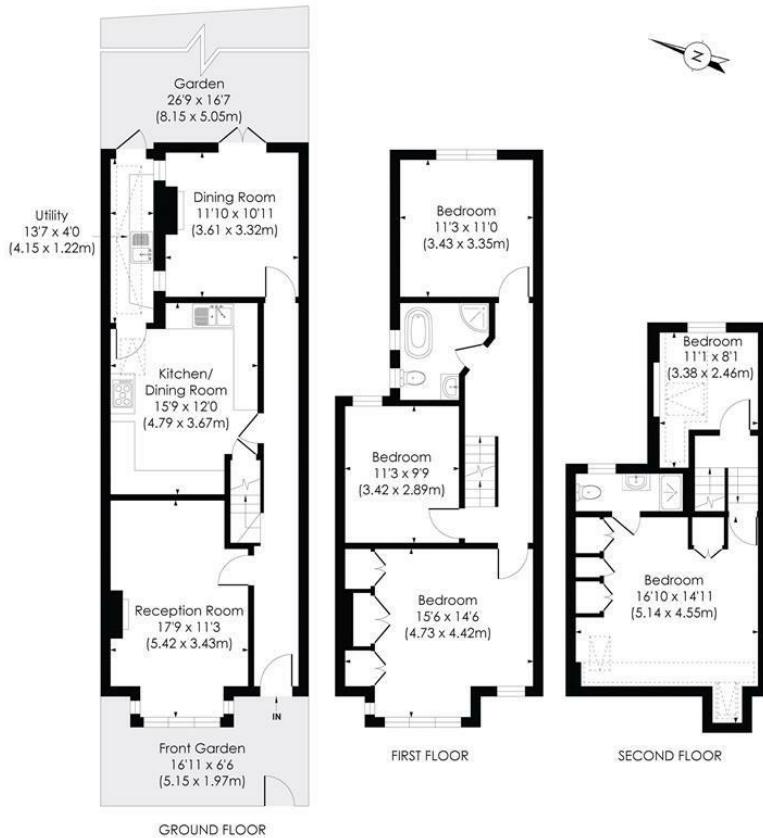
This imposing 1,656 sqft FOUR DOUBLE BEDROOM, TWO BATHROOM Edwardian Terrace house has been lovingly maintained by the current owners and is perfectly located within the admissions priority area of Wimbledon Chase Primary School and transport links from Wimbledon Chase Station. As you enter the property there is an attractive entrance hall with a beautiful restored stained glass door, a larger than average separate front reception room with fireplace, a spacious kitchen with space for a dining table, a useful utility room and a charming secondary reception room with views over the rear garden. On the first floor there are three good sized double bedrooms and a modern family bathroom. The loft has been extended creating a fabulous principle bedroom with en-suite and a separate study/craft room.

CANNON HILL LANE, SW20

Approx. Gross Internal Floor Area

1656 Sq. ft/153.89 Sq. m (Including reduced height)

1583 Sq. ft/147.09 Sq. m (Excluding reduced height)



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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- Four Double Bedroom – Two Bathroom
- 1,656 sqft Edwardian Terrace House
- Lovingly Maintained Throughout
- Wimbledon Chase Primary School A.P.A
- Charming Kitchen with space for a Table
- Larger than Average Front Reception Room
- Ample Transport Links
- Utility Room
- Spacious Principle Bedroom with En-Suite
- EPC – D Council Tax Band - E



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

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