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Cannon Hill Lane
London, SW20 9HH

£1,200,000 Freehold

GUIDE PRICE £1,200,000 - £1,250,000. A beautifully presented and rarely available five bedroom, four bathroom end of terrace family home nestled in the heart of the Cannon Hill area of SW20. In excess of 2000 sq ft and in bespoke condition throughout, the property boasts gated off-street parking with EV charger, copious storage on all floors and a sunny south facing garden with decking area.

Comprising a well appointed reception downstairs alongside a separate utility room, bathroom and study area on the ground floor, opening out onto a remarkable open plan kitchen/diner extension with Neff integrated kitchen appliances, stone worktops and bi-fold doors. Upstairs encompasses four spacious double bedrooms (two with en-suite bathrooms) a fifth additional bedroom and luxury family bathroom, with two freestanding baths.

Notable features include underfloor heating throughout the whole house via Smart Control systems, solar panels and and an air source heat pump to promote superb energy efficiency in the home. Located on a desirable residential road within easy access to Raynes Park and Morden, Cannon Hill Common and a selection of well regarded schools, an early viewing is highly recommended.

CANNON HILL LANE, SW20

Approx. Gross Internal Floor Area

2095 Sq. ft/194.59 Sq. m (Incl. Eaves)
1918 Sq. ft/178.19 Sq. m (Excl. Eaves)

SECOND FLOOR

Bedroom
15'11 x 13'4
(4.86 x 4.06m)

Bedroom
16'1 x 7'1
(4.89 x 2.16m)

Eaves
19'5 x 6'11
(5.93 x 2.10m)

Eaves
6'11 x 6'5
(2.10 x 1.96m)

FIRST FLOOR

Bedroom
15'7 x 8'2
(4.76 x 2.50m)

Bedroom
12'7 x 10'10
(3.86 x 3.30m)

Utility
6'4 x 4'5
(1.92 x 1.35m)

Bedroom
13'9 x 11'1
(4.19 x 3.37m)

GROUND FLOOR

Garden
51'8 x 42'9
(15.74 x 13.02m)

Kitchen/
Reception Room
27'11 x 17'7
(8.51 x 5.35m)

Study Room
10'6 x 6'9
(3.19 x 2.05m)

Reception Room
13'4 x 12'6
(4.06 x 3.80m)

Driveway
21'9 x 16'8
(6.62 x 5.09m)

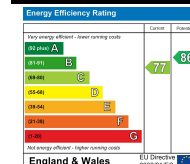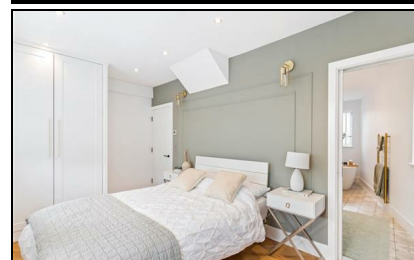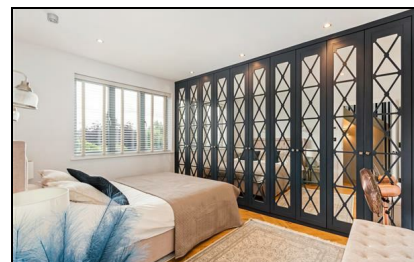© Pixangle Property Marketing Ltd. info@pixangle.com Tel: 0208 870 2118

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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.

- Magnificent End of Terrace Family Home
- Five/Six Bedrooms
- Four Bathrooms
- Stunning Open-Plan Kitchen/Diner Extension
- South Facing Garden
- Off-Street Parking
- Desirable Location in Cannon Hill, SW20
- Freehold
- EPC Rating - C
- Merton Council Tax Band - F

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) **A**		
(81-91) **B**		86
(69-80) **C**	77	
(55-68) **D**		
(39-54) **E**		
(21-38) **F**		
(1-20) **G**		
Not energy efficient - higher running costs		

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