

## Cannon Close Raynes Park, SW20 9HA

£875,000 Freehold



This lovely 1,500 sqft, **FOUR DOUBLE BEDROOM, TWO BATHROOM** 1930's Blay house has attractive views over Prince Georges Playing Fields, a separate garage and excellent potential to extend to the rear subject to usual planning consents. Positioned in a highly sought after cul de sac only 0.5 miles to Raynes Park Station and High Street.

There is a spacious entrance hall with built in storage, 27ft through lounge that opens onto modern kitchen and doors on to the charming 67ft rear garden. On the first floor there are three good sized double bedrooms and a modern shower room, the loft has also been converted creating a superb master bedroom with en-suite. Offering excellent future potential to extend to the rear subject to the usual planning consents.



## CANNON CLOSE, SW20

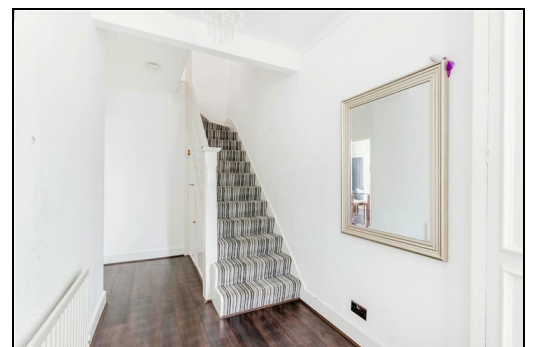
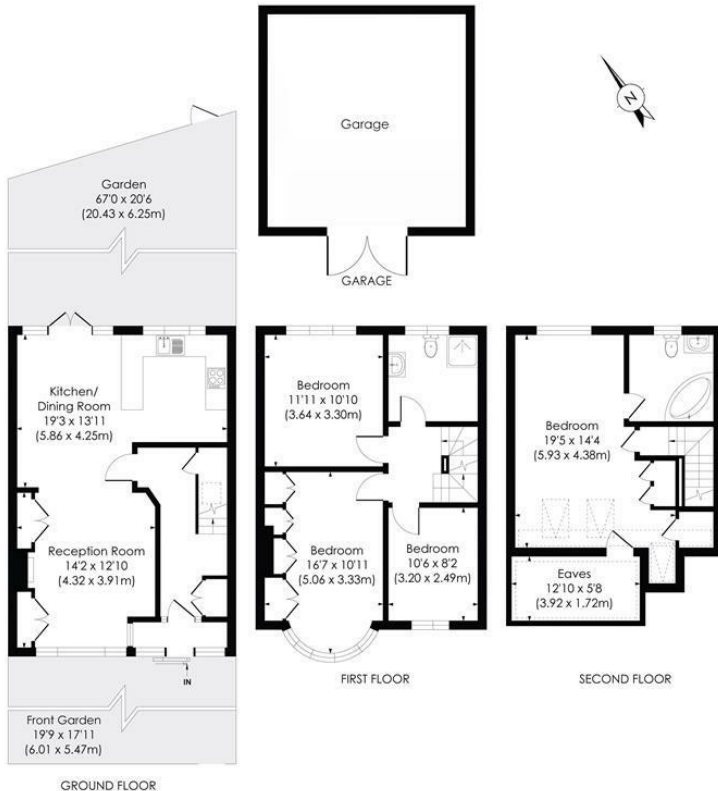
Approx. Gross Internal Floor Area

1386 Sq. ft./128.74 Sq. m (Excl. Reduced Height & Garage)

115 Sq. ft./10.64 Sq. m Reduced Head Height

360 Sq. ft./33.50 Sq. m Garage

Total 1861 Sq.ft/172.88 Sq. m



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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
- 1500 sqft - Mid Terrace 1930's Blay House
- Desirable Cul De Sac Location 0.5 Miles To Raynes Park Station
- Separate Garage
- Excellent Potential To Extend To The Rear S.T.P.P
- Attractive Views Over Prince Georges Playing Fields
- 67ft Rear Garden With Rear Access
- Modern Open Plan Ground Floor
- EPC Rating - E
- Council Tax Band - D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (85-91)		
B (81-84)		
C (69-80)		
D (55-68)		
E (39-54)	48	
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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