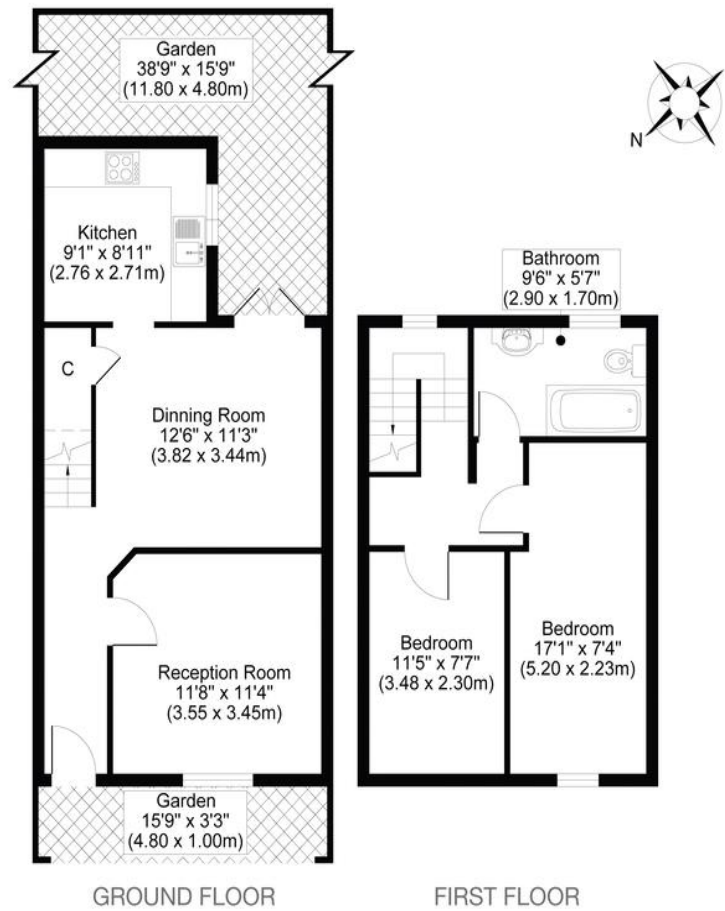




Property Location

This property is towards Martin Way near the local shops and the Shell garage, transport links to Wimbledon Chase, Raynes Park & Wimbledon Stations as well as Morden Northern Line Tube Station. Use the postcode SW20 9BZ for directions to this property.

CANNON HILL LANE, SW20
TOTAL APPROX FLOOR PLAN AREA 794 SQ.FT (74 SQ.M)



All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / Laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision



Cannon Hill Lane, Raynes Park, SW20

Asking Price of £499,950

Martin & Co Sutton
32 Stonecot Hill • Sutton • SM3 9HE
T: 0208 337 9647 • E: SUTTON@MARTINCO.COM

<http://www.martinco.com/>

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Cannon Hill Lane
Raynes Park
SW20 9BZ

Key features:

- 2 BEDROOMS
- CHARACTER HOUSE
- 2 RECEPTION ROOMS
- SEPARATE KITCHEN
- BATHROOM
- GOOD SIZED GARDEN
- NO CHAIN
- WORKS REQUIRED
- CANNON HILL COMMON
- KEYS HELD
- TRANSPORT LINKS TO:
 - WIMBLEDON CHASE
 - MORDEN TUBE STATION
 - RAYNES PARK STATION
 - WIMBLEDON STATION
 - LOFT POTENTIAL STPP



Character 2 bedroom Freehold House in a popular location in Raynes Park, near local shops & the open spaces of Cannon Hill Common. Available with NO CHAIN, the property is vacant and ready for a buyer to update/renovate/redecorate to their own tastes, so priced accordingly. 2 receptions rooms, kitchen, garden, 2 bedrooms and a bathroom. Neighbouring property extended into the loft, so further potential (STPP). Viewing Recommended. Keys Held. Sole Agent. Agents Note: Redevelopment at the end of this terrace.

