Cannon Hill Lane, London, SW20

£3,100 Per Calendar Month

020 8687 9787 I turnersproperty.com I 105 London Road, Morden, Surrey, SM4 5HP

TURNERS

Full Description

PLEASE NOTE TO PASS THE REFERENCES YOU WILL NEED TO SHOW AN ANNUAL INCOME OF £93,000 PER ANNUM

To Let, a four double-bedroom family home with off-street parking, rear garden, large open-plan kitchen dining room/family and converted loft with master bedroom and en-suite shower room all just moments away from Cannon Hill Common, Raynes Park/Morden Borders, SW20.

This unassuming property's exterior hides a very well-presented large family home with four double-bedrooms, and a large open-plan kitchen/dining room with folding doors leading out onto a paved patio area and mature garden.

There is a separate spacious living room with bay window allowing plenty of natural light flood in and would make a cosy, family room or formal dining room leaving the rear extension open for everyday family living. Whatever suits your lifestyle!

On the first floor are three double bedrooms, the largest of which overlooks the garden and recreation ground beyond. There is also an immaculate family bathroom with white three-piece bath suite with chrome handles and finishes and shower over the bath with glass shower screen.

Upstairs again into the fully converted attic is a large master bedroom which benefits from lots of natural light and built-in storage; as well as a fully-tiled en-suite shower room.

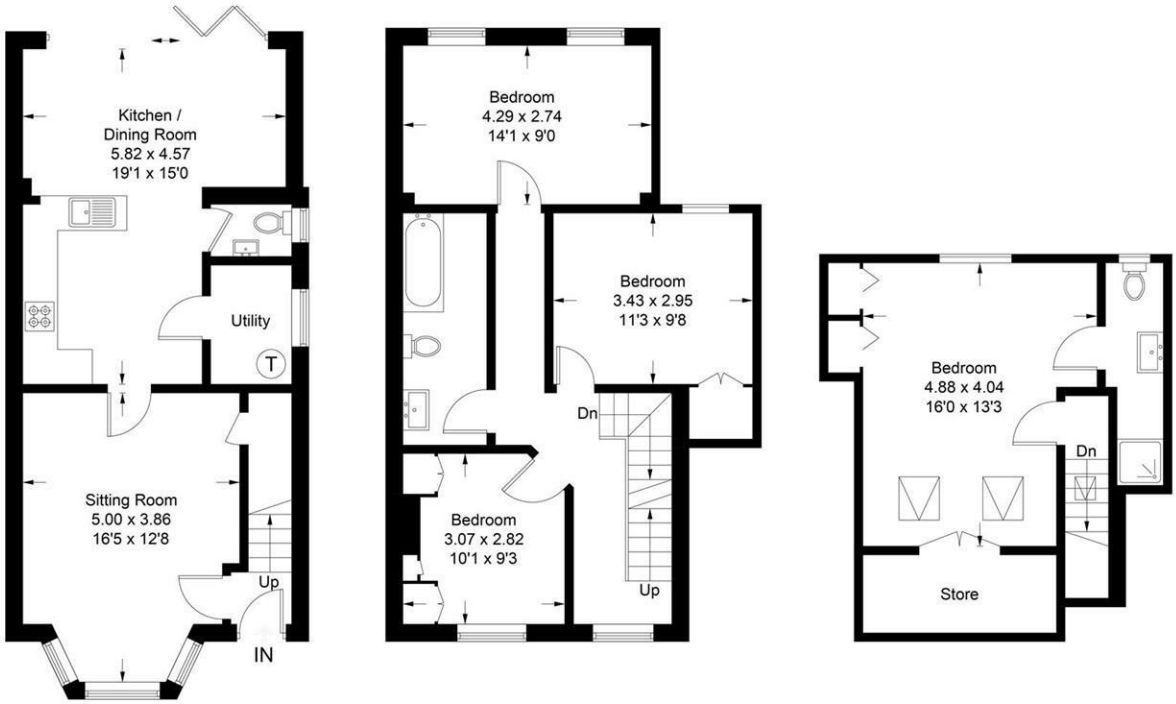
The garden has mature shrubs and lawn area as well a flagstone patio. At the end of the garden is a tool shed. Additionally to the front of the property there is hard-standing providing off-street parking for up to two cars.

The property is situated on Cannon Hill Lane just moments away from Cannon Hill Common and the Joseph Hood Recreation ground thereby offering lots of green space and recreational facilities including a local tennis and bowls club. Located just off the Martin Way end of Cannon Hill Lane, the property is only 1 mile away from Morden Under

Key Features

- 4 Double Bedrooms
- Large Open-Plan Dining Room & Kitchen
- Family Bathroom & En-Suite to the Master Bedroom
- Rear Garden with Patio
- Off Street Parking
- Down stairs WC
- Close to Good Schools and Amenities
- Available now
- Epc rating C
- Tax Band D £2,140.52

Approximate Gross Internal Area = 130.8 sq m / 1408 sq ft



Ground Floor **First Floor** **Second Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID795301)

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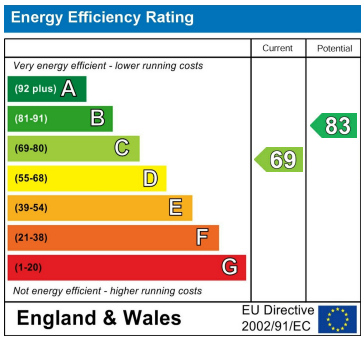

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