

An exceptional four-bedroom Blay-built 1930s end of terrace family home, sympathetically renovated, extended and finished to an outstanding specification throughout. The property offers three reception rooms with two fireplaces, one gas burner and a log burner along. Double aspect windows, ground floor WC, utility room and an impressive 4.5m rear extension creating a stunning kitchen/breakfast room with central island and skylights. Upstairs are three generous bedrooms and a contemporary family bathroom, with a superb principal suite occupying the loft, featuring an ensuite with underfloor heating, eaves storage and Juliet balcony. Further benefits include underfloor heating throughout the ground floor, off-street parking, side access and a landscaped south east-facing garden overlooking Cherry Wood Local Nature Reserve. Ideally located for Cannon Hill Common, highly regarded schools and excellent transport links.



- Four-Bedroom, Blay-Built 1930s End of Terrace Family Home
- Renovated & Extended to an Exceptional Specification
- Three Bathrooms & Separate Utility Room
- Beautifully Landscaped South East-Facing Garden with a Fire Pit & Outdoor Seating
- Off-Street Parking & Side Access
- Excellent Transport Links & Access to Highly Regarded Local Schools & Green Spaces
- Underfloor Heating Throughout Ground Floor
- EPC- C
- Council Tax Band - E





















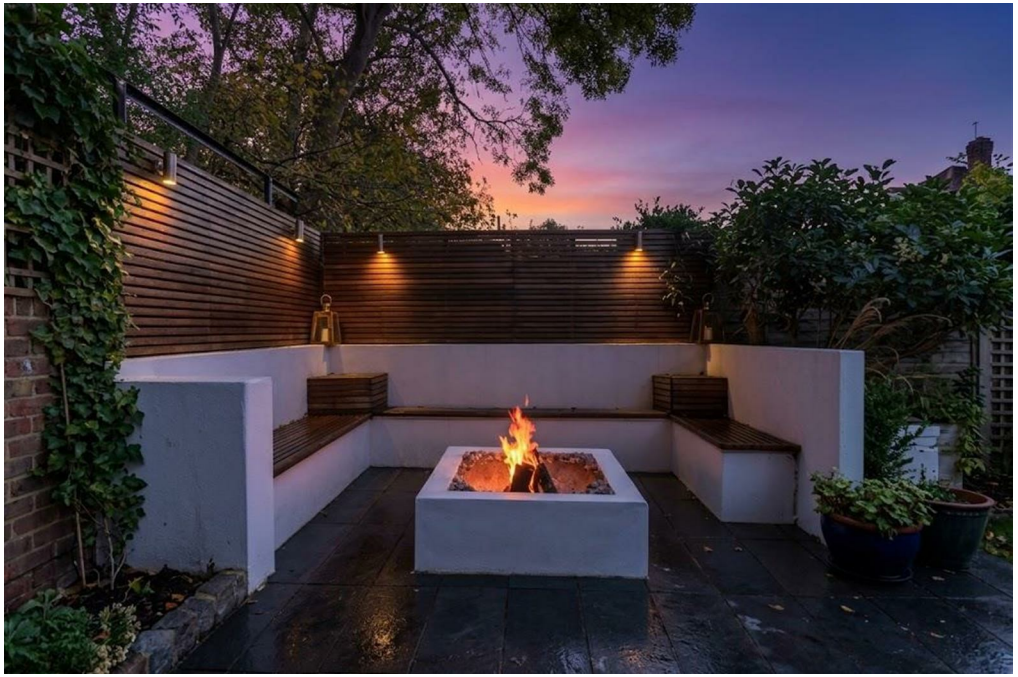




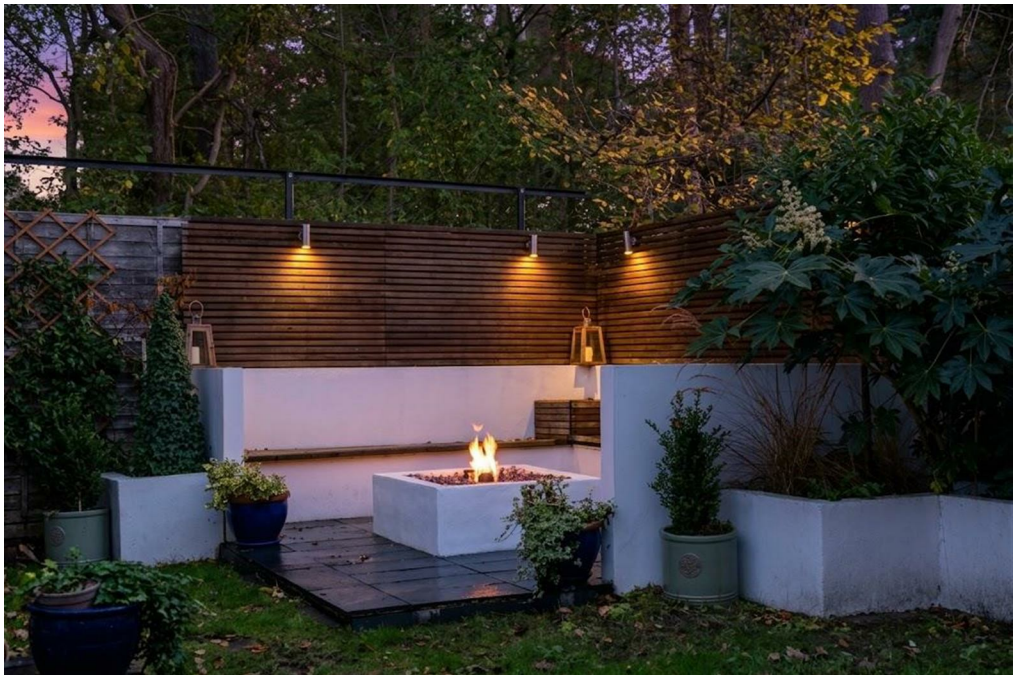


















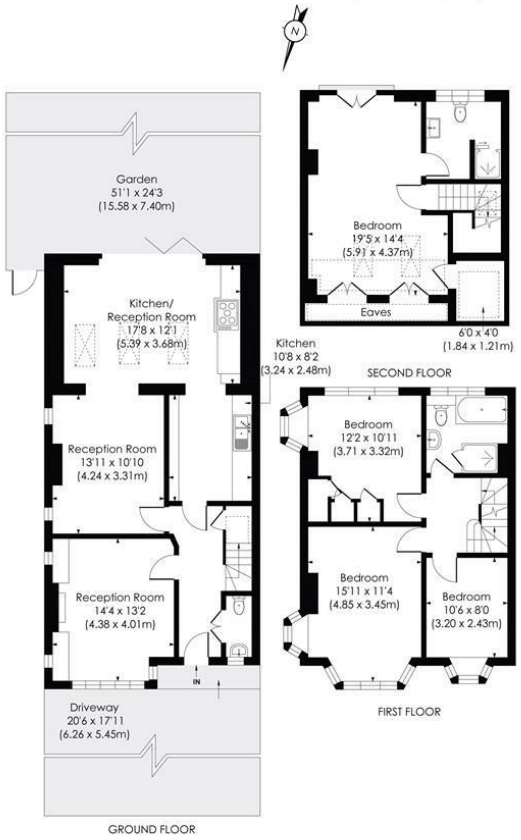


CHERRYWOOD LANE, SM4

Approx. Gross Internal Floor Area

1729 Sq. ft/160.61 Sq. m (Including RHH)

1637 Sq. ft/152.04 Sq. m (Excluding RHH)



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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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	