

## Northway Cannon Hill, SM4 4HF

**£1,000,000 Freehold**



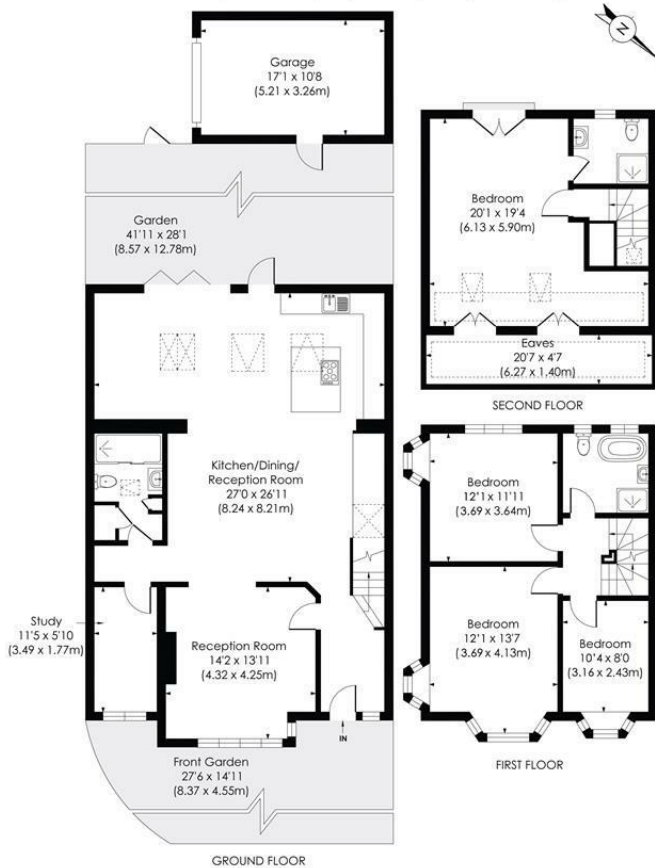
A magnificent four bedroom, three bathroom end of terrace 'Blay' family home, fully extended and in bespoke condition throughout. Offered to the market with no onward chain, and enviably located in the heart of Cannon Hill on the corner of a quiet, residential street, boasting off-street parking, garage and in excess of 2000 sq ft. Comprising a vast open-plan kitchen/diner with a bespoke 'Nobilia' kitchen and modern integrated appliances, alongside a second reception, study room/fifth bedroom and family bathroom with a built-in steam room and utility area on the ground floor. Notable features in the extension include electronic Velux windows and bi-fold doors with integrated blinds, which open out onto a well maintained south-west facing garden. There is a spacious garage at the rear with gated access at the rear of the property. Upstairs encompasses two larger than average double bedrooms, a third large single bedroom and luxury family bathroom, with a superb principal bedroom with ensuite, Juliet Balcony and ample storage in the converted loft. Located on a desirable residential road within easy access to Raynes Park and Morden Train and Northern Line Tube, Cannon Hill Common and a selection of well regarded schools, an early viewing is highly recommended.

## NORTHWAY, SM4

Approx. Gross Internal Floor Area

2153 Sq. ft/200.02 Sq. m (Excluding Garage, Including Reduced Height)

1976 Sq. ft/183.62 Sq. m (Excluding Garage, Excluding Reduced Height)

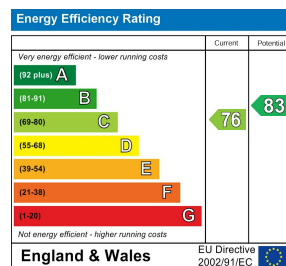


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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- Fully Extended End of Terrace Blay Family Home
- Four Bedrooms (Plus Fifth Bedroom/Study Room)
- Three Bathrooms
- In Bespoke Condition
- Off-Street Parking and Garage
- Desirable Location in Cannon Hill area
- No Onward Chain
- Freehold
- EPC Rating - C
- Merton Council Tax Band - E



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