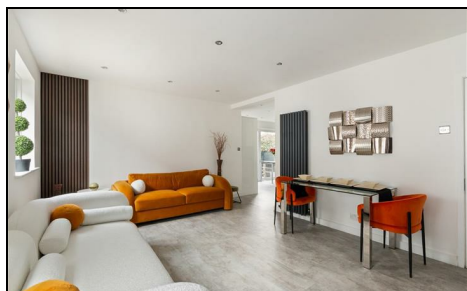


20 Johns Lane Morden, SM4 6EU

£975,000 Freehold



A unique opportunity to purchase an elegantly presented and larger than average four bedroom, three bathroom, three reception detached family home positioned in a sought after residential cul-de-sac. In excellent condition throughout, offering just under 2000 sq ft of living space (including the converted annexe) alongside an 80ft west facing garden and a front driveway for up to 2 cars.

Comprising multi-functional living on the ground floor, boasting three receptions, an additional study/bedroom and a luxury family bathroom, with the bright and airy principal reception flowing into a modern kitchen/breakfast room incorporating modern integrated appliances and underfloor heating in the kitchen. Sliding doors open onto a patio area and an expansive westerly garden with side access. The garage has been converted into an annexe and there is still further potential to extend on the ground floor (STPP). The first floor encompasses three well-appointed double bedrooms, one of which contains a luxury en-suite bathroom and a spacious third deluxe bathroom with bathtub.

Enviably located in the heart of the Ravensbury Park area of Morden, in close proximity to desirable schools and the River Wandle and Ravensbury Park Nature Reserve. Positioned a short walk to Morden Town Centre and the Northern Line Tube station, with Mitcham Tramlink also in close proximity. Viewings are highly recommended.

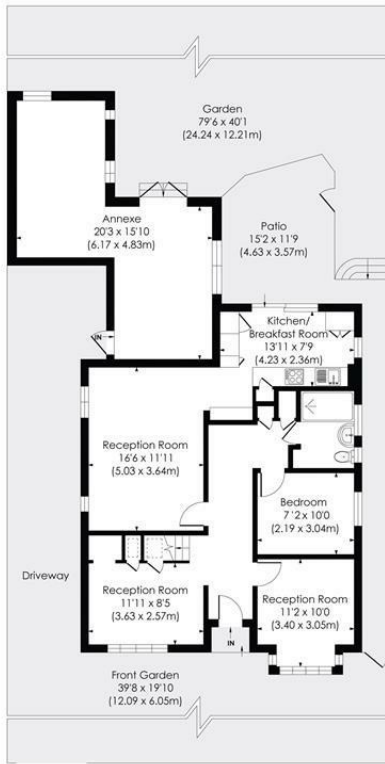
JOHNS LANE, SM4

Approx. Gross Internal Floor Area

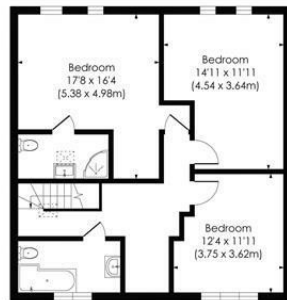
1605 Sq. ft/149.07 Sq. m (Excl. Annexe)

1950 Sq. ft/181.17 Sq. m (Approx. Total)

Approx Annexe: 346 Sq. ft/32.10 Sq. m



GROUND FLOOR



FIRST FLOOR



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PROPERTY MARKETING

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.

- Beautiful Detached Family Home
- In Excellent Condition
- Four Bedrooms, Three Bathrooms & Three Receptions
- Off-Street Parking
- 80ft West-Facing Garden
- Potential to Extend Further (STPP)
- Desirable Cul-de-Sac Location in the 'Ravensbury Park' area of Morden
- Freehold
- EPC Rating - C
- Merton Council Tax Band - E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		70	79
		EU Directive 2002/91/EC	

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