



BRAXTED PARK, SW16
£1,375,000 FREEHOLD

Winkworth



BRAXTED PARK, SW16

Winkworth are delighted to present for sale this charming and substantial family house dating from 1906 that has been exceptionally well-maintained by the current owners and which offers superb living space in excess of 2,000 Sq. ft. with a 90ft. garden.

Nestling to the south of Streatham Common in a quiet residential street within the protected conservation area consisting of attractive Edwardian and Victorian houses surrounded by greenery, this light-filled link semi-detached property with well-proportioned living space retains a wealth of fine original features and offers rooms of gracious proportions.

The ground floor accommodation briefly comprises of: two generous reception rooms (front & rear), a utility/pantry, a downstairs WC and an eat-in kitchen/breakfast room. The eye is drawn from the stunning wide entrance hall that greets you upon arrival with its impressive panelling, stained glass details, fireplace and painted wooden screens to the beautiful gardens that can be accessed via French doors from both the kitchen and the rear reception room. The mature well-stocked garden extends with good length and width and has been designed with a 'secret' garden tucked away behind the lawn via a trio of trellis fences, adding that extra bit of seclusion amongst nature.

Leading upstairs via the impressive sweeping staircase, there are four good-sized double bedrooms, each with large sash windows and fireplaces. There are also two bathrooms and a separate WC for added convenience. There is the potential to further extend the accommodation into the large loft, subject to obtaining the necessary planning permissions.

Braxted Park is located within easy reach of Streatham Common, Streatham (Thameslink) and Norbury train stations with easy commuting into the City and West End. There is a bus service for pupils to several independent schools in nearby Dulwich and Croydon. With large supermarkets as well as the popular gastro-pub "The Bull" and several other independent cafes, shops and pubs close by the house is a short walk from Streatham Leisure Centre and ice-rink as well as the beautiful English Heritage Rookery Gardens and Streatham Common which are on your doorstep with year-round fun activities such as Festivals and Fun Fairs, a Kite day and bonfire night to name but a few.

This lovely property is offered for sale for the first time in a generation and is the perfect place from which to enjoy the peace and quiet of the south side of Streatham Common.

LOCATION

Streatham Common conservation area.





Braxted Park, SW16

Approximate Floor Area = 199.5 sq m / 2147 sq ft (Excluding Void)
Including Limited Use Area (2.4 sq m / 26 sq ft)



Ground Floor
101.1 sq m / 1088 sq ft

First Floor (Excluding Void)
98.1 sq m / 1056 sq ft

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 any decisions reliant upon them. (ID973834)

Streatham | 020 8769 6699 | streatham@winkworth.co.uk

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

