



**BRAXTED PARK, SW16**  
**£1,295,000 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 2,760 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 breakfast room, a downstairs WC and a separate fitted kitchen. The eye is drawn from the stunning wide entrance hall that greets you upon arrival with its impressive panelling, stained glass details and a fireplace. The beautiful garden can be accessed via French doors from both the breakfast room and the rear reception room. The mature, well-stocked garden extends with good length and offers a tranquil setting to sit and enjoy nature.

Leading upstairs via the impressive sweeping staircase, there are four good-sized double bedrooms, each with large sash windows and fireplaces and a study room which can also be used as a fifth bedroom. A family bathroom and a separate WC completes the space. 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.







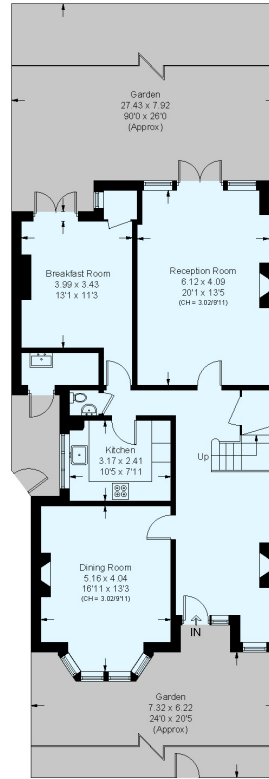


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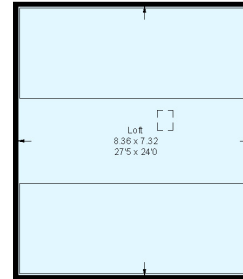
Approximate Floor Area = 256.6 sq m / 2762 sq ft  
Including Limited Use Area (43.4 sq m / 467 sq ft)



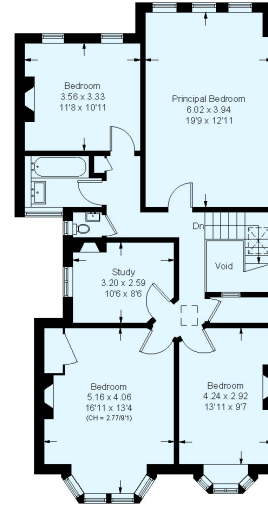
 Reduced head height below 1.5m



**Ground Floor**  
99.0 sq m / 1066 sq ft



**Loft**  
60.9 sq m / 655 sq ft



**First Floor**  
96.7 sq m / 1041 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. (ID1012374)

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