



**SOUTHDOWN ROAD, SW20**  
**£750,000 FREEHOLD**

**Winkworth**

## SOUTHDOWN ROAD, SW20



**Meticulously crafted end-of-terrace two-bedroom house built in 2018 with south-facing garden.**

Step into luxury living with this meticulously crafted end-of-terrace modern-built residence, offering an unparalleled blend of comfort and style. Built in 2018 and chain-free, this stunning property boasts off-street parking and a south-facing garden, creating a serene oasis in a highly coveted location.

Upon entry, be greeted by the thoughtful design.

The focal point of the home is the bespoke fitted kitchen, together with a convenient Quooker tap for instant boiling water. Integrated Siemens appliances, including an oven, ensure culinary endeavours are met with precision and sophistication.

Architecturally designed, the open plan reception area is a marvel, boasting a polished resin floor and bi-fold doors seamlessly extending onto the garden, creating an effortless space for entertaining and relaxation. Guest WC featuring sleek Hansgrohe taps is also conveniently located on the ground floor.

Retreat to the sumptuous bathrooms, adorned with Duravit sanitaryware, where a walk-in shower and luxurious bathtub provide a haven of tranquillity. Ceramic porcelain tiles and abundant natural lighting accentuate the timeless luxury of these spaces. An additional guest WC featuring sleek Hansgrohe taps is conveniently located on the ground floor.



Modern comforts abound, from underfloor heating to window shutters, offering privacy and ambiance control. Ascend the solid wood staircase, a testament to craftsmanship, and discover a world of comfort and style on every level.

Entertainment is elevated with in-ceiling speakers throughout, ensuring your favourite music accompanies you wherever you go. Outdoors, a meticulously designed garden awaits, complete with an electric retractable awning for shade on sunny days.

Ideally situated near Raynes Park and excellent local schools, this property presents a rare opportunity in the market.

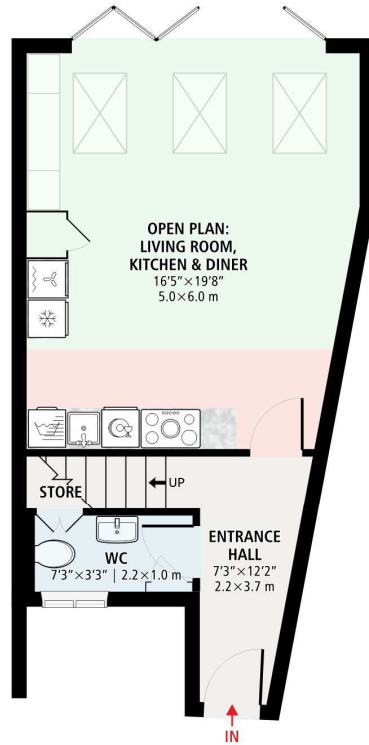




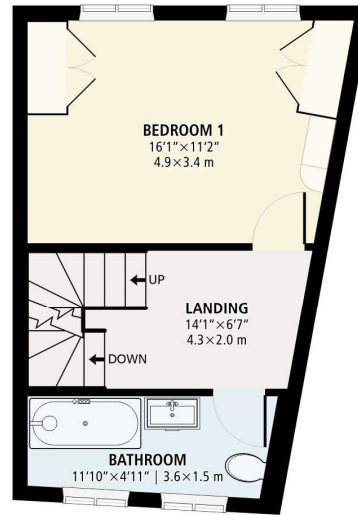
# 2 BEDROOM HOUSE



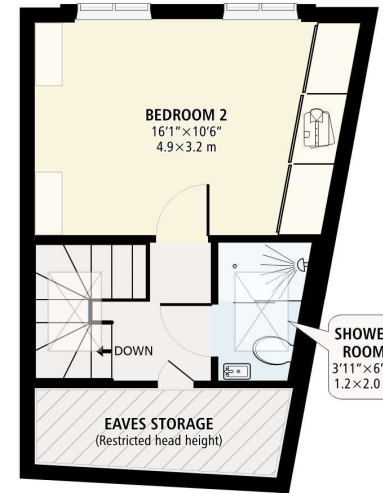
Total gross internal area: 1010.2 sq. ft. | 93.85 sq. m.  
 Front drive: 206.9 sq. ft. | 19.22 sq. m.  
 Rear garden: 615.5 sq. ft. | 57.18 sq. m.  
 (approximate)



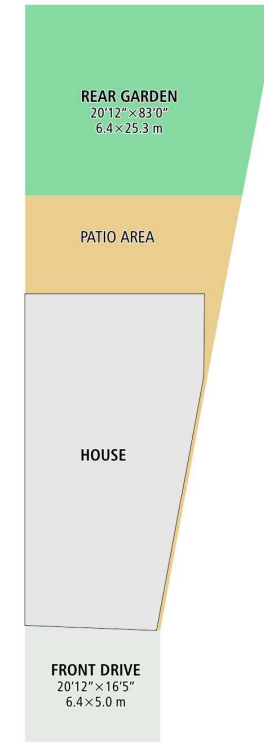
**GROUND FLOOR**  
 424.8 sq. ft. | 39.46 sq. m.



**FIRST FLOOR**  
 324.9 sq. ft. | 30.18 sq. m.



**SECOND FLOOR**  
 260.6 sq. ft. | 24.21 sq. m.



**SITE PLAN**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		<b>95</b>
(81-91)	<b>B</b>	<b>83</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

*Disclaimer: This floor plan is for illustrative purposes only. Whilst every attempt has been made in accordance with RISC Property Measurement Standards to ensure the accuracy of the plan contained here, measurements of doors, windows and fixtures are approximate. All measurements for the individual area lengths and widths are maximum, metered at the widest points. Due to rounding, numbers may not add up precisely. Plots and gardens are illustrative only and excluded from the total area. Systems and appliances shown have not been tested and no guarantee to their working order can be given.*

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