

Braxted Park, SW16

£1,200,000 *Freehold*

4 2 2

KEY FEATURES

- Four bedroom semi-detached house
- Over 1,700 square feet
- Bi-fold doors to garden
- Underfloor heating in kitchen, dining, and utility
- Master bedroom equipped with handmade wardrobes
- Large fully boarded loft
- Secure off-street parking driveway
- Short walk to Streatham Common

This exceptional semi-detached freehold house combines beautifully preserved period character with a meticulous, high-specification architectural design. Spanning 1,779 square feet over two main levels, the home has been completely re-wired and comprehensively modernised throughout. The ground floor layout flows from a grand entrance hallway featuring a custom stained-glass front door, Havwoods timber flooring, and sophisticated Corinthia-inspired chandeliers. To the front is a striking bay-fronted winter reception room, meticulously styled with a feature fireplace and bespoke fitted bookshelves with integrated cabinet lighting. The heart of the home is a state-of-the-art open-plan kitchen and dining area completed with sleek modern cabinetry, a substantial central island, dual wine fridges, a Quooker instant boiling water tap, and a premium utility corridor. The entire area spanning the kitchen, dining space, and utility corridor benefits from underfloor heating, leading into a separate summer reception room where an entire wall of bi-folding doors slides completely open to reveal the garden. The ground floor is completed by a practical under-stairs utility zone housing the laundry appliances and distribution boards. The first floor comprises four well-proportioned bedrooms and a luxury central bathroom installation featuring a deep freestanding Betty bath and fully tanked wet-room elements. The primary bedroom is a generous bay-fronted haven with handmade fitted wardrobes and integrated lighting, while the main guest room enjoys its own bespoke en-suite shower room and handmade storage. Accessible from the landing is a massive, fully boarded loft space with power and light, housing a new boiler under warranty. Externally, the property benefits from an expansive, manicured rear lawn with dual powered sheds, secure new fencing, and a private driveway providing off-street parking to the front. Braxted Park is an idyllic residential address situated within easy reach of Streatham Common, Streatham, and Norbury mainline stations, providing effortless commuting direct to the City and West End. The location is highly coveted by families, benefiting from a dedicated bus service to premium independent schools in nearby Dulwich and Croydon. Residents have the beautiful Rookery Gardens and the open expanses of Streatham Common on their doorstep, offering year-round events, festivals, and fairs. A diverse selection of independent cafés, boutique shops, large supermarkets, and the popular gastro-pub "The Bull" are all within a short walk.

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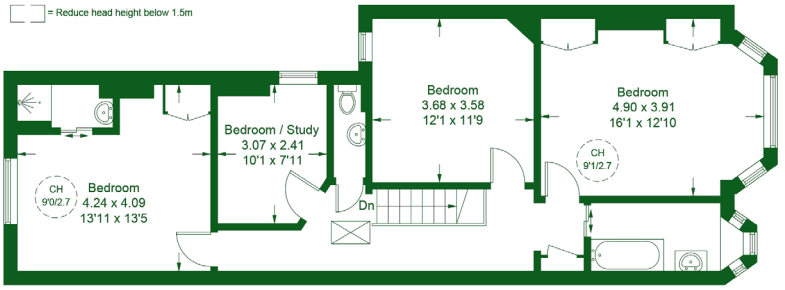




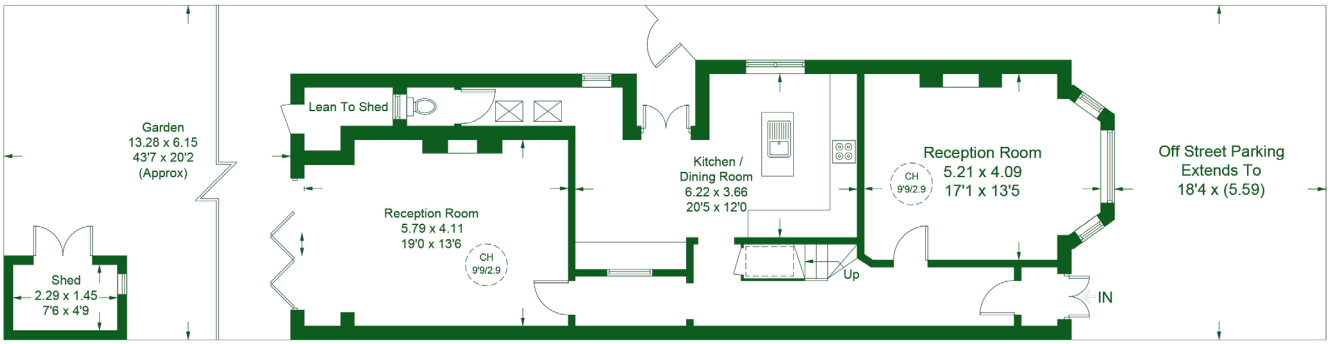


Braxted Park

Approximate Gross Internal Area = 165.3 sq m / 1779 sq ft
Outbuildings = 3.3 sq m / 35 sq ft
Total = 168.6 sq m / 1814 sq ft (Excluding Lean To Shed)
Including Limited Use Area (2.2 sq m / 24 sq ft)

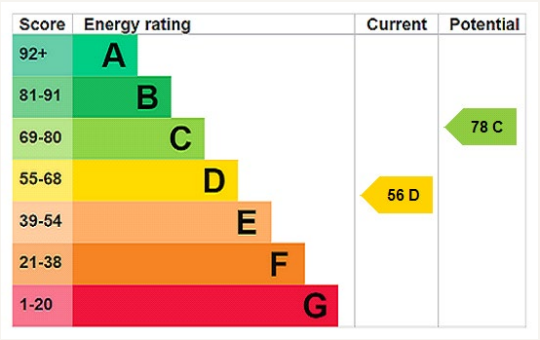


First Floor



Ground Floor

Illustration for identification purposes only, not for valuation purposes, measurements are approximate, not to scale. IPMS2



MATERIAL INFO

Tenure: Freehold
Council Tax Band: G
EPC rating: D

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