



Braxted Park, SW16

£1,450,000 *Freehold*



KEY FEATURES

- Two spacious reception rooms
- Expansive kitchen with island
- Practical utility room and downstairs WC
- Landscaped rear garden
- Four generously sized bedrooms
- Study room
- Convenient off-street parking

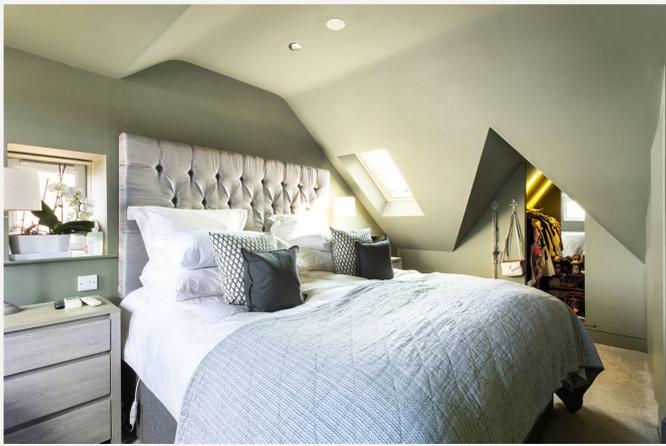
This exquisite home boasts a perfect blend of period charm and modern elegance, ideal for those seeking a spacious and beautifully presented residence. As you step inside, you are greeted by two spacious reception rooms. The front reception room, bathed in natural light, features a charming fireplace and elegant high ceilings. The second reception room offers a versatile space, perfect for a formal dining area. The heart of the home is the expansive kitchen and dining room. The kitchen is equipped with modern appliances, ample storage, and a large island, making it a chef's dream. French doors open out to the beautifully landscaped rear garden, perfect for outdoor entertaining and relaxation. Additionally, there is a convenient WC and a utility room for added practicality. The first floor hosts three generously sized bedrooms. The additional bedrooms are well-proportioned and share a stylish family bathroom. A study room offers a dedicated space for home working. The second floor features a principal bedroom complete with an ensuite shower room. The rear garden is a true highlight, featuring a well-maintained lawn, mature plants, and a charming seating area, perfect for alfresco dining. The front garden includes off-street parking, adding to the convenience of this delightful home. Braxted Park is located within easy reach of Streatham Common, Streatham (Thameslink), and Norbury train stations, offering 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 Rookery Gardens and Streatham Common. Enjoy year-round activities such as festivals, fun fairs, a kite day, and bonfire night, all on your doorstep.

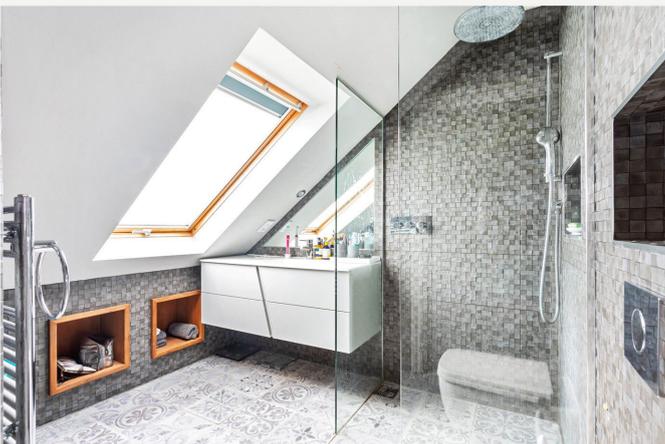
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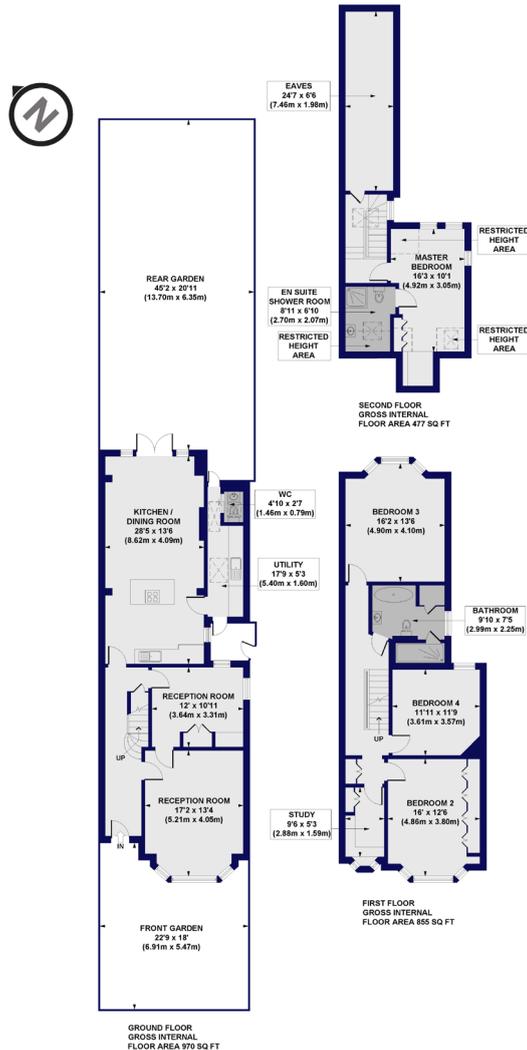
for every step...





Braxted Park, SW16

Approx. Gross Internal Floor Area 2302 sq. ft / 213.88 sq. m (Including Restricted Height Area & Eaves)
 Approx. Gross Internal Floor Area 2087 sq. ft / 193.90 sq. m (Excluding Restricted Height Area & Eaves)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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, Scotland & Wales	EU Directive 2002/91/EC	

MATERIAL INFO

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

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