



Braxted Park, SW16

OIEO £975,000 *Freehold*

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KEY FEATURES

- Substantial four bedroom period home
- Ideal full modernisation project
- Over 1600 square feet space
- Two expansive ground reception rooms
- Dedicated utility and guest WC
- Generous private rear garden
- Off street driveway parking
- Moments from Streatham Common

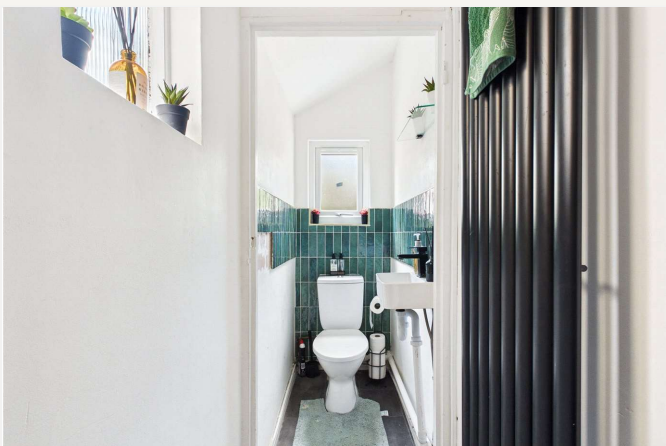
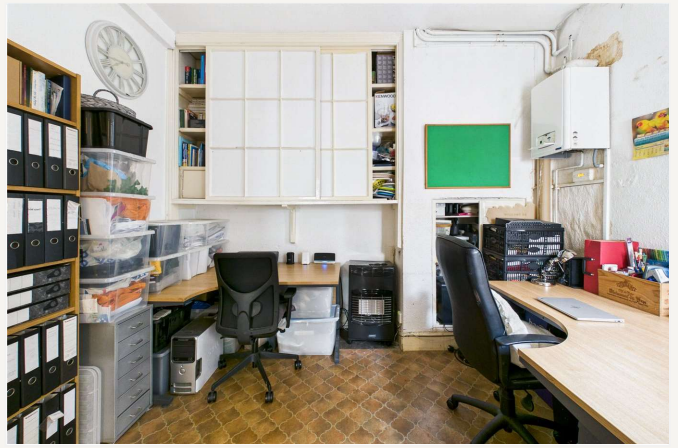
Offering over 1,600 square feet of versatile space across two floors, this substantial four bedroom period home presents an exceptional renovation opportunity to create a tailored family residence. The ground floor opens into a wide entrance hallway leading into a bright front living room centred around a deep bay window and characterful fireplace. Positioned directly behind, a dedicated office room provides ideal flexibility for home working. Continuing down the hallway, the kitchen leads through to an impressive rear living and dining room extending over five metres in length, with direct access out to the garden. Adjoining this rear living space sits a separate utility room complete with a guest WC. Ascending to the first floor, the landing connects four well-proportioned bedrooms and a central family bathroom suite. The principal bedroom is positioned at the front of the home, framed by a wide bay window and generous proportions. A second double bedroom sits in the middle of the floor plan, served by an additional WC off the half-landing, while two further bedrooms are located toward the rear. Outside, the property benefits from a generous private rear garden with excellent scope for landscaping, alongside off street driveway parking to the front facade. Braxted Park is a popular residential street ideally positioned within easy reach of Streatham Common, Streatham Thameslink, and Norbury train stations, offering swift rail connections into central London, the City, and the West End. Local families benefit from dedicated bus routes serving independent schools in nearby Dulwich and Croydon. The area is exceptionally well catered for with major supermarkets, independent cafes, shops, and popular local pubs such as The Bull. For sports and recreation, Streatham Leisure Centre and ice rink are close by, while the open green spaces of Streatham Common and the English Heritage Rookery Gardens lie right on your doorstep, playing host to vibrant year-round events including community festivals, fun fairs, a kite day, and annual bonfire night celebrations.

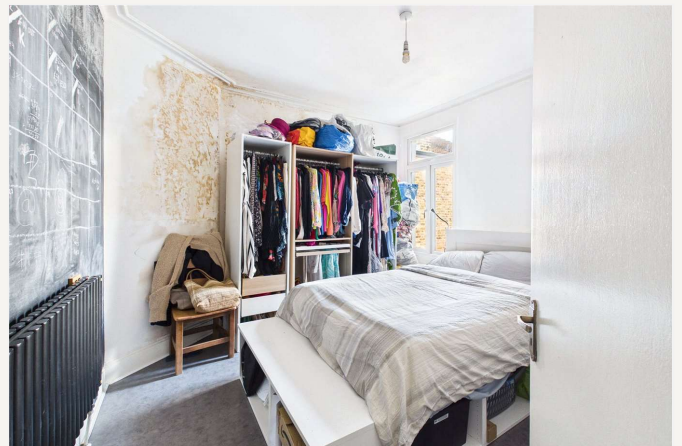
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MATERIAL INFO

Tenure: Freehold

Council Tax Band: G

EPC rating: To be confirmed

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