



Caxton Road, SW19

£899,950

An exceptional example of an end of terrace, Victorian three bedroom, two bathroom house, offering a spectacular south facing garden, loft conversion and modern kitchen.

Located in the much sought-after Poet's area, on a family orientated street and within the catchment for two primary schools and close to the Thames Link, London is just moments away.

Features

- Three Double Bedrooms
- Luxury Finish Throughout
- South Facing Garden
- Quiet Tree Lined Street
- End Of Terrace
- Outstanding Loft Conversion



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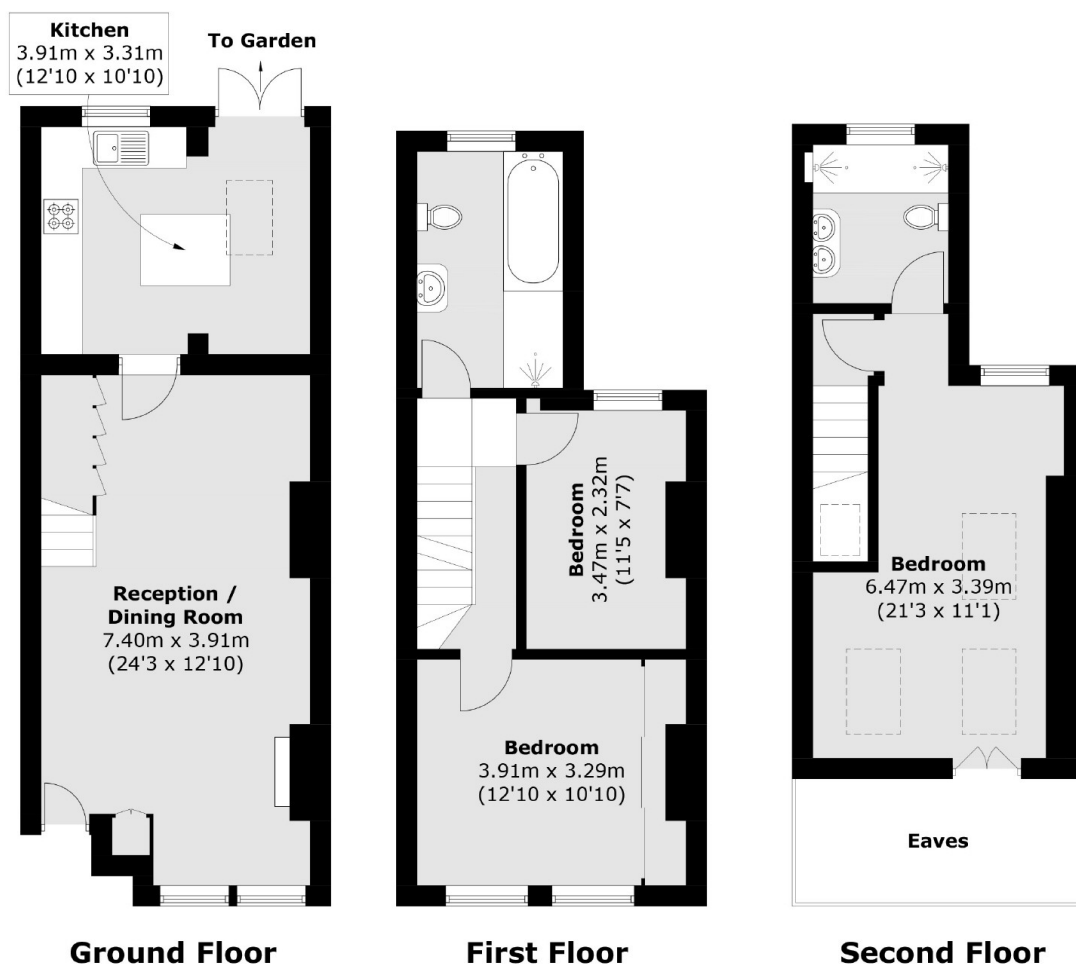
The ground floor has been re-engineered and refurbished to remove the hallway wall and the wall separating the two reception rooms. It now offers a large open-plan space with bespoke shutters, a fireplace, and understairs storage. The separate kitchen to the rear has been stripped back to brick and renovated into a luxurious, modern space, complete with French doors leading to the garden.

The first floor has been organised to offer two large double bedrooms, with an incredibly well designed, luxury family bathroom. The loft conversion has been structured and engineered with a specific eye for detail, offering two large Velux windows, an electrically powered roof light, ample eaves storage and a further, separate, luxury four piece bathroom.

The garden is over sixty feet in length, laid with grass, flower beds and an artificial turf area to the rear, offering a perfect sun trap.



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Ground Floor **First Floor** **Second Floor**

Total area (approx.): 103.9 sq. m (1,118.4 sq. ft)
(Excluding Eaves)