



Wrights Road, SE25
£900,000-£950,000

ASTON
VAUGHAN

INTRODUCING

Wrights Road, SE25

4 Bedrooms | 2-3 Bathroom | 2 Reception Rooms
1548.38 Sq Ft | Garden |

Perched on the hill at the top of the road, facing southeast looking out over a green horizon, it is hard to believe this exceptional house sits so close to the city. There are excellent transport links nearby with several train stations serving the London and the South Coast, while the local schools offer options for children of all ages, making this the ideal home for families and commuters alike.

Originally built during the 1930s, architects of the time were designing homes with the family unit in mind, so space, light and functionality were of utmost importance. This house has all three in abundance, along with a generous and sunny rear garden for families to enjoy, complete with a contemporary studio. The current owners have modernised throughout creating a home ready for the busy modern lifestyle, balancing home comforts with luxury, while curating spaces which invite entertaining in style.

With a generous, open plan reception room leading out to the garden, four/ five bedrooms and three bathrooms, this immaculate home provides spacious and versatile living accommodation for any growing family. These rooms are filled with natural light from the south, east and west, creating a light and airy home, benefitting

from high ceilings and a contemporary interior, stylishly decorated with a nod to the Mid-century Modern era. While it is a spacious home, there remains further scope for extension into the loft which would add two further bedrooms and a bathroom if desired.

Set back and elevated from by a neat brick drive with parking for several cars, this house has stature and is a prime example of 1930s architecture with wide box bay windows and a pitched terracotta tiled roof. The façade gleams in white having been beautifully maintained – a feature which continues in every room in the house. Stepping inside, the entrance hall is inviting with patterned period style floor tiles, dove-grey walls and all woodwork features picked out in white. Bespoke storage sits below the stairs and opposite, ideal for coats, shoes and household items to ensure the home remains clutter free.





Spanning the depth of the house to the left is the sitting room which has clearly defined areas for relaxation to the front, enjoying far reaching views, or for formal dining alongside the kitchen to the rear, which can spill outside to the garden via a wall of aluminium slide and stack doors. Within the sitting room area, bespoke cabinetry sits either side of the wall mounted TV providing useful recessed storage for ornaments and photos with streamlined cabinets below complete with plug points for all your AV needs. This fantastic room is exceptionally spacious making it ideal for both family time and entertaining throughout the year. Offering flexibility, a Shaker style glass and wood bi-fold door can separate the living room and dining spaces – ideal for families with older children who like to entertain independently on occasion. A 7kw contemporary wood burning stove brings warmth and atmosphere to wintery suppers while in summer, you can dine alfresco with ease on the patio.

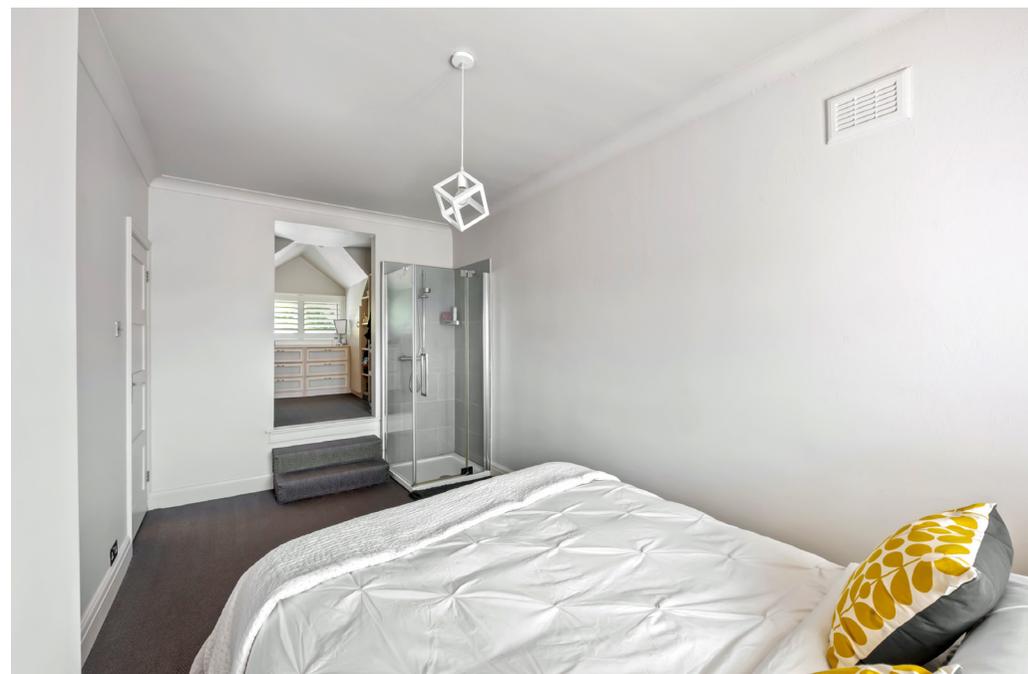
Herringbone oak flooring makes way for hexagon tiles within the stunning kitchen, all of which is heated from below by zoned water based underfloor heating to warm the toes during winter. In the kitchen, streamlined cabinetry provides a wealth of storage solutions with LED lighting (in-unit and countertop), two corner base units, integrated waste and recycling units and practical laminate worktops in white. While the oven and gas hob are integrated, space has been left for a washing machine, fridge freezer and dishwasher.





Inside, the snug/bedroom five sits to the right of the entrance on the ground floor providing versatile space as a home office, gaming room, bedroom, gym or guest suite. Finished to a high standard, the herringbone oak flooring continues in here and a chic en suite shower room completes the space.

Carpeted stairs rise to a galleried landing from which four double bedrooms and the family bathroom reside. The elegant proportions continue the further up the house you go, and natural light streams in through wide picture windows framing both far-reaching city and treetop views below open skies. To the rear they look out over the garden which is equally joyful and green, and all windows are dressed in white plantation shutters allowing for weekend lie-ins or for light to gently filter through. All rooms are carpeted in quality sisal in a herringbone design and while three are generous doubles, one is slightly smaller making it ideal as a home office or child's room. The principal bedroom also boasts an en suite shower and a raised dressing room with built-in wardrobes, while the other rooms share use of the luxurious family bathroom with freestanding bath, separate shower and immaculate slate grey floor and wall tiles.



A treat for the senses, and a dream for children, the garden has a huge lawn for ball games and equipment, plus a large, paved terrace for dining alfresco. A rare feature is the level of privacy enjoyed in the garden patio as it is not overlooked due to clever planting. The patio area is completed with split-face wall tiling and a remote controlled /timed LED lighting system which sets the mood for evening entertaining. Two planting beds are separated by LED-lit stairs that lead to an upper deck featuring a bespoke garden studio/home office. The wood clad garden studio features a large anthracite grey aluminium sliding door, two complementary aluminium windows, and an extra-large fixed aluminium window panel. The studio is equipped with a remote-controlled/timed electric underfloor heating system, LED lighting, and plenty of power sockets for electronics.





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Vendors' Comments:

"We fell in love with the house as soon as we saw it as it felt so open and spacious with lovely views. The location is also incredible with a choice of good schools – something which is hard to come by in London. There are some lovely parks nearby and transport links are fantastic. We have loved entertaining here and making the space our own, so it will be a wrench to leave – we only hope another family loves it just as much."

Education:

Primary: Cyprus Primary School, St Chads RC Primary

Secondary: Harris Aspire Academy (South Norwood and Crystal Palace)

Private: BRIT School for Performing Arts, Sydenham High School, Trinity School, Whitgift and Croydon High

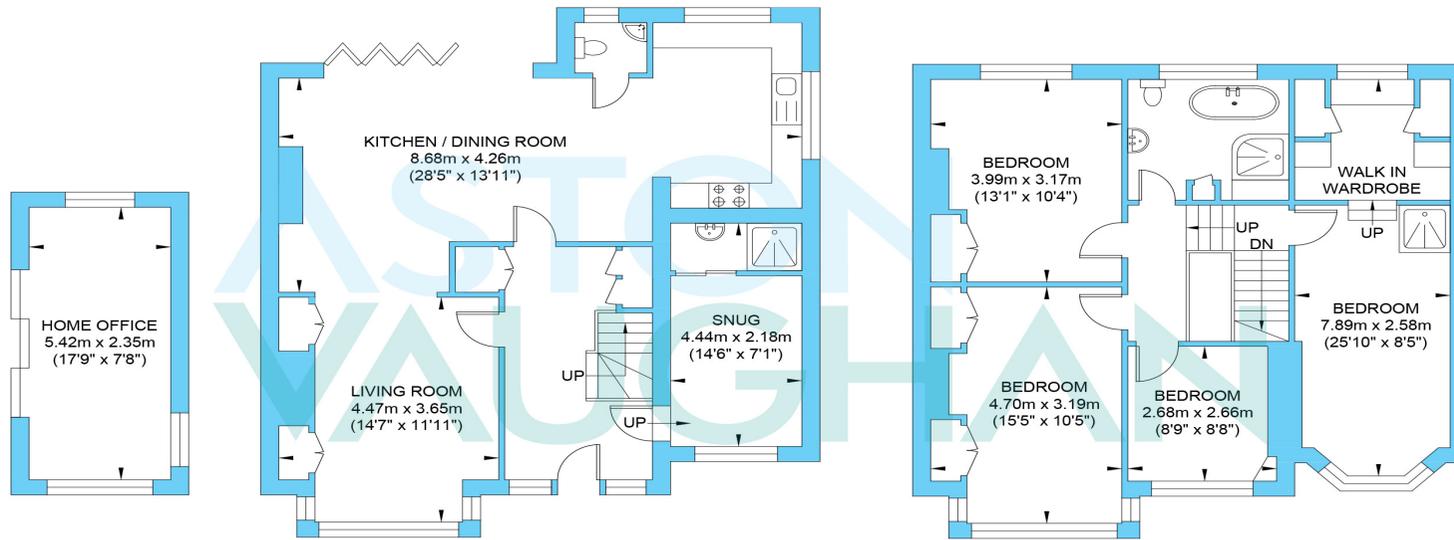
Good to Know:

The house is within a short walk of several train stations that serve the London Overground, Southern Rail, and Thameslink with high-speed connections to London Bridge, St Pancras (for Eurostar), Watford Junction, and the south coast. It is also a short walk from South Norwood Lake and the Waterside Centre, Grangewood Park, the Stanley Arts Centre, South Norwood Country Park and the Crystal Palace Triangle with its independent shops, restaurants, and the plush Everyman Cinema.

The house is in the catchment area for two outstanding secondary and several good primary Ofsted-rated schools. It is within walking distance from the Brit School for Performing Arts and Technology.



Wrights Road



Outbuilding
Approximate Floor Area
137.13 sq ft
(12.74 sq m)

Ground Floor
Approximate Floor Area
795.56 sq ft
(73.91 sq m)

First Floor
Approximate Floor Area
752.82 sq ft
(69.94 sq m)



Approximate Gross Internal (Excluding Outbuilding) Area = 143.85 sq m / 1548.38 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.