



**JAMES
ANDERSON**

Sunnymead Road
Putney SW15
Guide Price £740,000



Sunnymead Road Putney SW15

Located in a quiet and peaceful location moments from green open spaces, highly regarded schools and transport links is this wonderful home on Sunnymead Road.

Accommodation for the ground floor provides a bright and airy double reception room and a sizeable L shaped kitchen/diner suited for entertaining.

The garden is extremely wide while offering side access for added convenience and would make a great setting for al-fresco dining in the summer months.

Upstairs offers two excellent sized double bedroom and modern bathroom suite. There is added potential to extend (STPP) to provide a further bedroom and en-suite shower room.

Sunnymead Road is within the popular Dover House Conservation area, benefiting from the picturesque green space of Putney Heath. Located a short walk from Barnes and Putney mainline stations with frequent trains to Waterloo. Local bus routes include the No.72 to Hammersmith, 430 to Putney/Kensington and the 337 to Clapham Junction or Richmond.

Freehold

Council Tax Band - D

EPC Rating - E

















Sunnymead

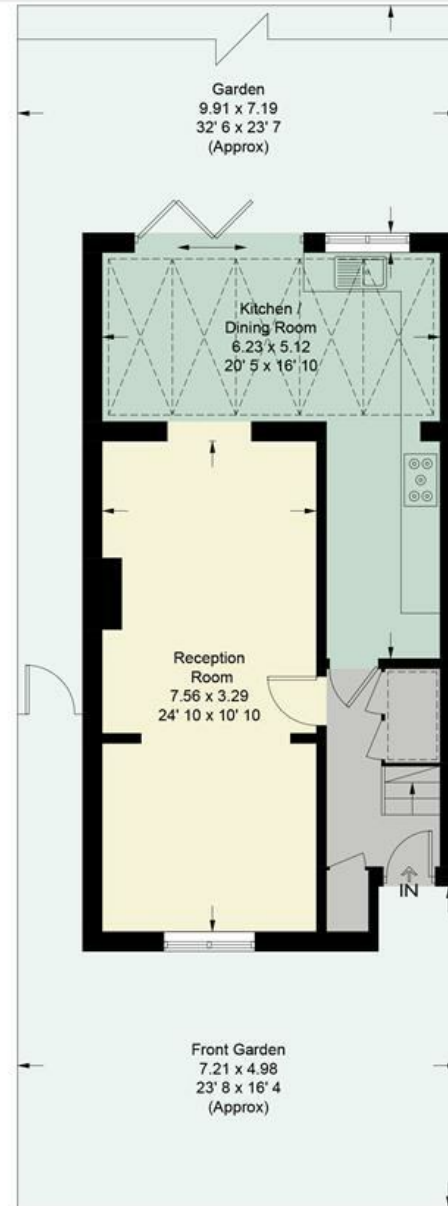
Approximate Gross Internal Area = 898 sq ft / 83.4 sq m
(Excluding Reduced Headroom)

Reduced Headroom = 29 sq ft / 2.7 sq m

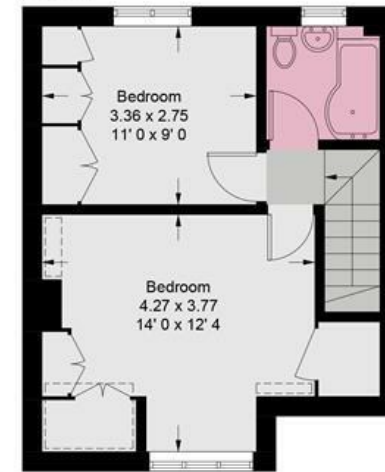
Total = 927 sq ft / 86.1 sq m



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= Reduced headroom below 1.5m / 5'0



First Floor
349 sq ft / 32.4 sq m
(Including Reduced Headroom)

Ground Floor
578 sq ft / 53.7 sq m
(Including Reduced Headroom)



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This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.





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