



**JAMES
ANDERSON**



FOR SALE

Sunnymead Road, London, SW15

£760,000

Guide Price






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 reception room leading through to a welcoming open plan cottage style kitchen/dining area with separate utility area and WC with wash hand basin.

The garden offers a great setting for al-fresco dining in the summer months while the studio has been recently implemented along with new fence panelling.

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

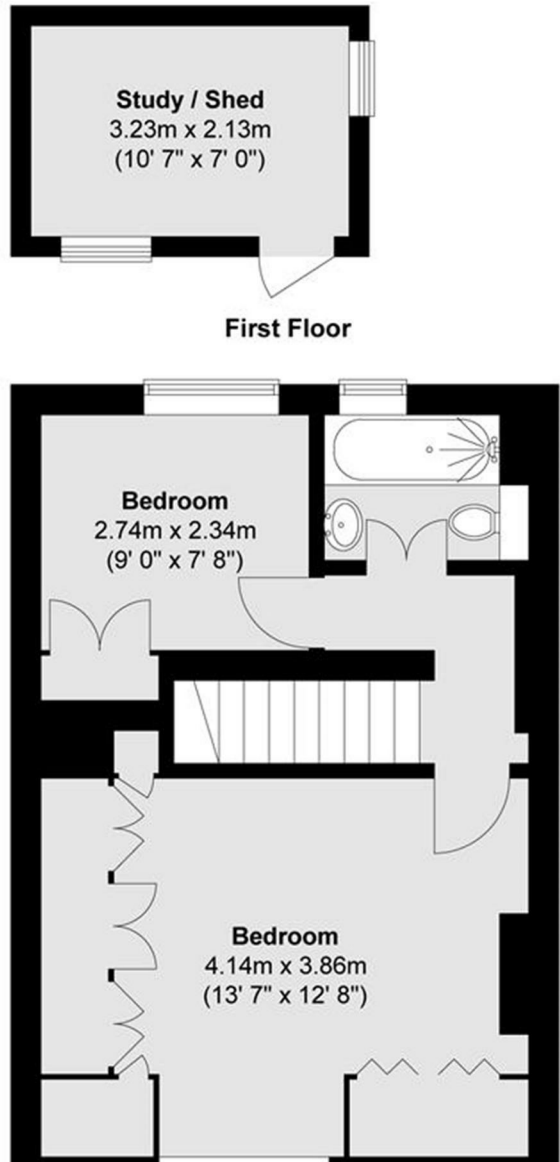
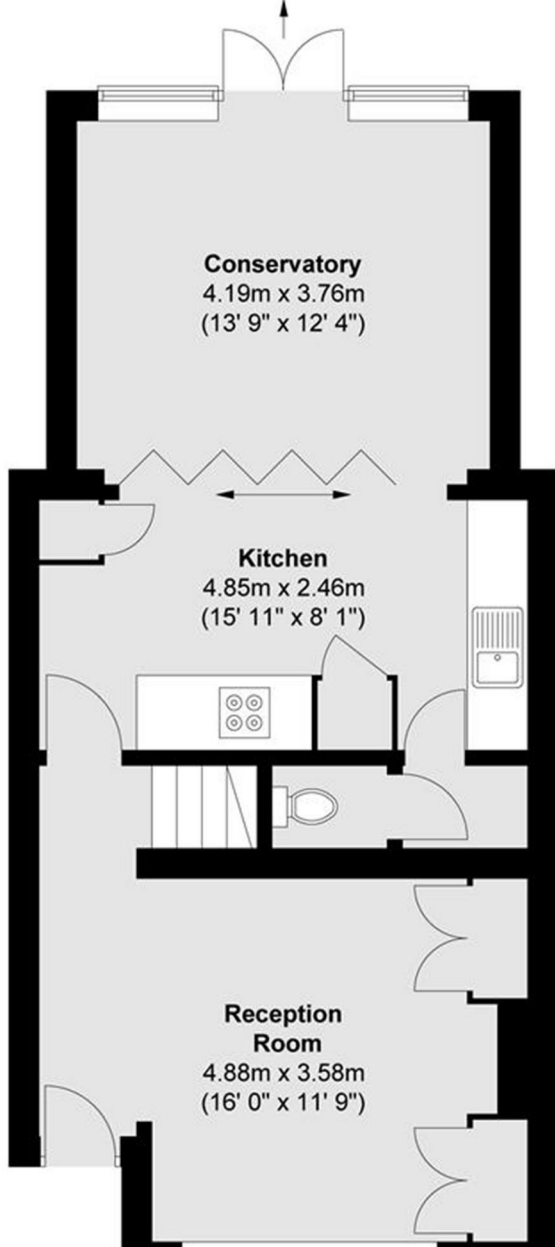
-  Two Double Bedrooms With Extension Potential (STPP)
-  Three Piece Bathroom Suite
-  Spacious Reception Room Suited For Entertaining
-  Open Plan Cottage Style Kitchen/Dining Room
-  EPC Rating - TBC

-  Easy Access To Transport
-  Within Catchment Of Highly Regarded Local Schools
-  Quiet & Peaceful Location Close To Green Open Spaces
-  Private & Secluded Sunny Garden With Newly Built Studio
-  Walking Distance To Local Shops



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

020 8788 6611



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) 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 | | |
| | 72 | 83 |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| | | |
| England & Wales | EU Directive 2002/91/EC | |

