

# EDEN HOMES



## 13 Sunnymead Road, London, SW15 5HY Asking price £750,000

Located in Sunnymead road in the highly desirable Dover House Conservation Area, is an elegant two-bedroom, two-bathroom end-terraced home, offering a blend of modern living with timeless charm. Presented in excellent condition throughout, this property features original wooden floors in the living room, adding warmth and character to the home. The ground floor showcases a beautifully designed modern country-style kitchen and dining room, which has been thoughtfully extended at the rear. This space flows seamlessly into the private, low-maintenance garden, ideal for both relaxing and entertaining. A convenient downstairs cloakroom adds extra functionality to the kitchen space. Additionally, the garden features a versatile outdoor studio/office, perfect for remote working or creative use. Upstairs, the home offers two well-proportioned bedrooms, with the principal bedroom benefiting from a stylish ensuite bathroom. The property also comes with approved planning permission for a loft conversion as well as side and rear extension, providing fantastic potential for future development.

Ideally located close to Putney Heath and Richmond Park, this home enjoys excellent access to green spaces, while still being within easy reach of Putney's High Street, Tube, and Mainline stations. With its perfect balance of modern amenities and period charm, this is a rare opportunity to acquire a home in one of Putney's most popular residential areas.





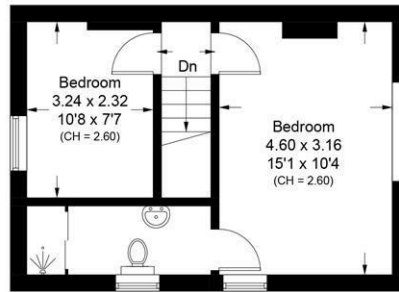
# Floor Plan

## Sunnymead Road, SW15

Approximate Gross Internal Area = 72.5 sq m / 780 sq ft  
 Studio / Outbuilding = 9.8 sq m / 105 sq ft  
 Total = 82.3 sq m / 885 sq ft

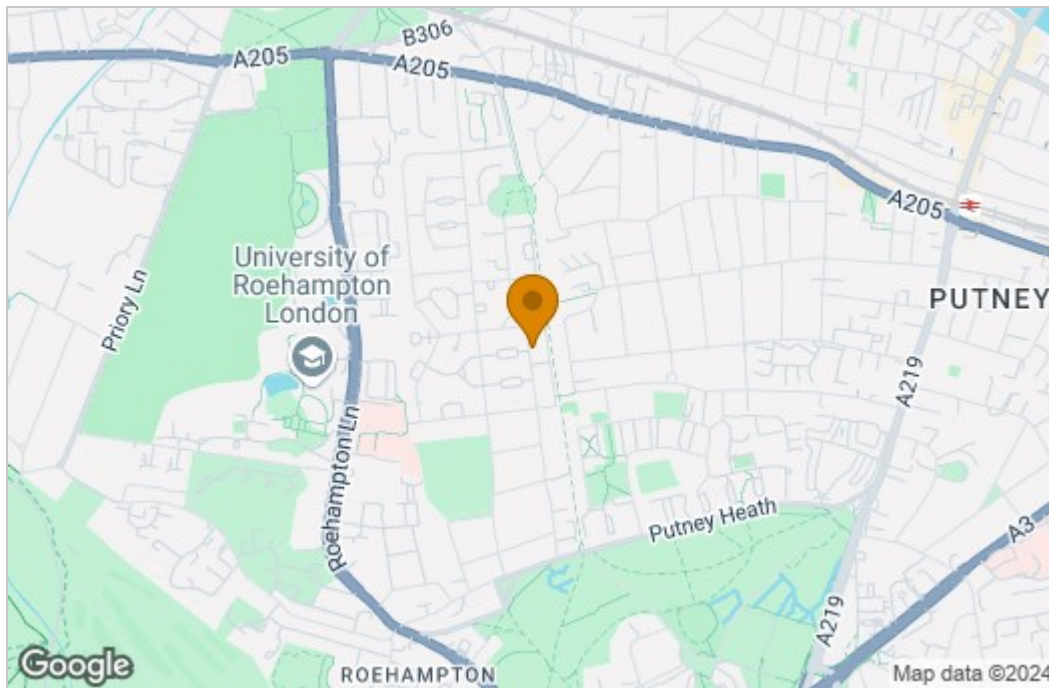


= Reduced head height below 1.5m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1133126)

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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