

# EDEN HOMES

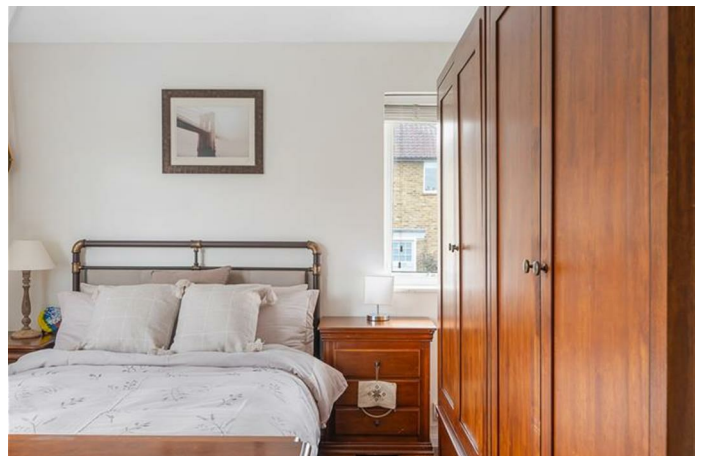


**40 Sunnymead Road, London, SW15 5HY**

**Asking price £725,000**

A delightful two-bedroom, two-storey semi-detached house located on Sunnymead Road, set within the highly regarded Dover House Conservation Area. Occupying a generous side plot, the property benefits from a wrap-around garden and offers exceptional potential for a substantial extension, subject to the usual planning consents (STPP). The well presented home comprises two bedrooms, a family bathroom and a separate kitchen which opens directly onto a large, private garden—perfect for entertaining. The living room is well-proportioned and features a charming chimney as its focal point for a fireplace and Georgian style feature window. There is ample storage throughout the property, with further storage available within the loft. Ideally positioned for local amenities, the property is close to Barnes mainline station, providing convenient access into central London. The open spaces of Putney Heath and Richmond Park are also nearby, offering excellent recreational opportunities. Regular local bus services provide easy connections to Putney and inner London, making this an attractive home for both commuters and families seeking a blend of tranquility and connectivity. Council Tax (Please note details provided to the best of our knowledge and floor plan not to scale).









# Floor Plan

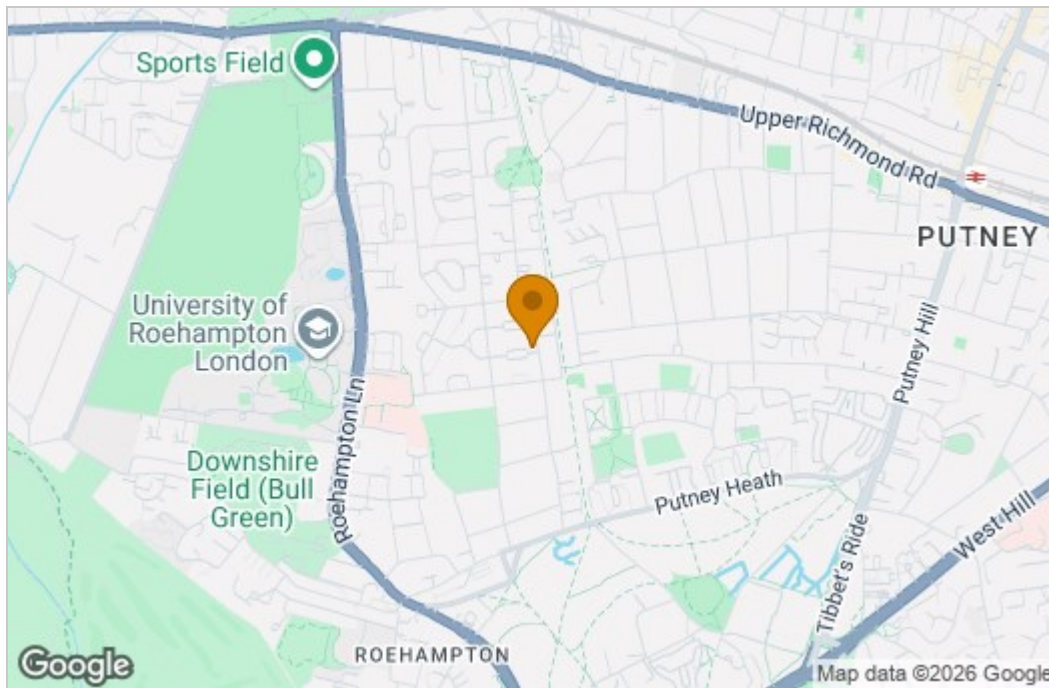
## Sunnymead Road, SW15

Approximate Area = 64.3 sq m / 692 sq ft  
 Outbuildings = 17.2 sq m / 185 sq ft  
 Total = 81.5 sq m / 877 sq ft  
 Including Limited Use Area (0.7 sq m / 7 sq ft)

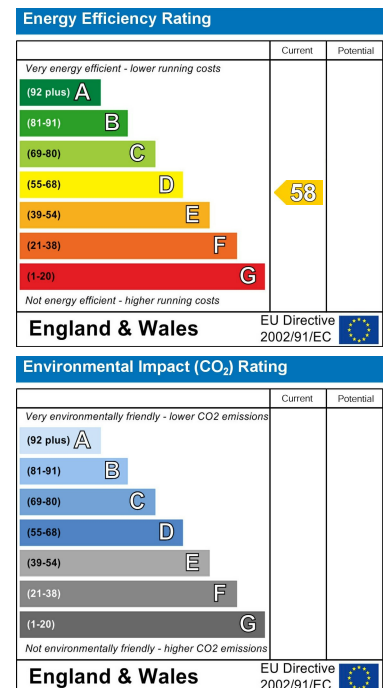


Surveyed and drawn in accordance with the International property measurements standards (IPMS 2: Residential) Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.