



SUNNYHILL ROAD, SW16
£875,000 FREEHOLD

CHARMING SEMI-DETACHED VICTORIAN HOME WITH SOUTH FACING GARDEN

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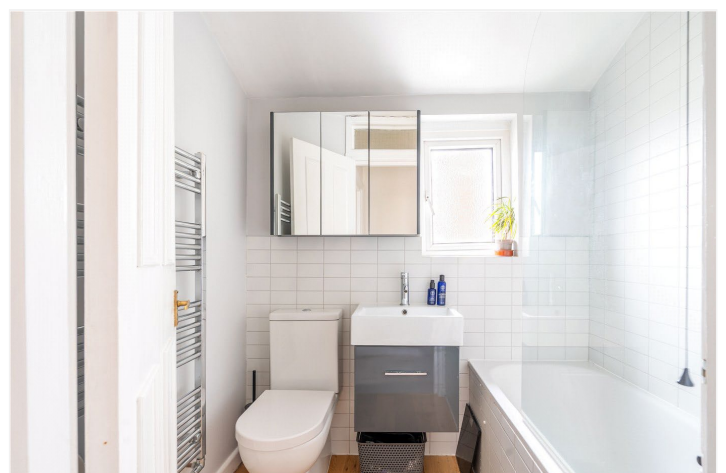


DESCRIPTION:

Nestled on the sought-after Sunnyhill Road, this beautifully refurbished three-bedroom semi-detached Victorian home combines period charm with modern elegance. Ideally situated moments from Streatham High Road and the picturesque Rookery Gardens, this home offers the perfect blend of tranquillity and connectivity.

Stepping inside, you're welcomed by a bright and stylish living room, featuring oversized windows that flood the space with natural light, a feature fireplace, and high ceilings that enhance the sense of space. The heart of the home is the contemporary kitchen-dining area, complete with sleek cabinetry, bespoke alcove shelving, and an inviting breakfast nook with garden views. The kitchen flows effortlessly into a versatile dining space, perfect for entertaining, with a door leading to the expansive south-facing garden—a serene retreat with a paved patio, lawn, and garden shed. The first-floor hosts two generously proportioned double bedrooms, both bathed in natural light, alongside a stylish family bathroom. A third versatile single bedroom, currently used as a home office, offers flexibility as a guest room or nursery.

Further benefits include side access, providing easy entry for cyclists and added convenience. Sunnyhill Road is a safe and quiet residential street, lined with family homes and highly sought-after for its community feel. The property sits moments from a highly rated primary school on the same road, with excellent access to both public and private schools. Everyday essentials are within easy reach, including a doctor's surgery and a popular delicatessen, both just a short stroll away. Well-connected transport links via Streatham and Streatham Hill stations provide quick access to Central London, while the vibrant high road offers an array of cafés, bars, and shops.







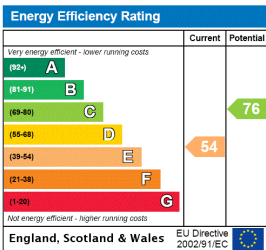
TOTAL: 1178 sq. ft, 110 m2

FLOOR 2: 621 sq. ft, 58 m2, FLOOR 3: 557 sq. ft, 52 m2 EXCLUDED AREAS: PATIO: 267 sq. ft, 25 m2, SHED: 42 sq. ft, 4 m2, GARDEN: 521 sq. ft, 48 m2, SIDE ACCESS: 110 sq. ft, 10 m2, FIREPLACE: 8 sq. ft, 0 m2

All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or Winkworth. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Tenure: Freehold

Council Tax Band: E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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