



Sunnyside Road, Epping, CM16 4JW

* CHARACTER COTTAGE * TWO DOUBLE BEDROOMS * MIDDLE TERRACED * WALKING DISTANCE TO STATION * DATE BRICK STAMPED 1905 * PERMIT PARKING *

This charming Victorian cottage, built around 1905, is full of character & warmth. With its classic red brick exterior, it sits in a sought-after spot just a short stroll from the station, & moments from open countryside & rolling farmland. Inside, original fireplaces & floorboards invite you to imagine the possibilities, offering the chance to create a welcoming retreat with a touch of care.

Step inside to find two welcoming reception rooms, where the living room centres around a charming fireplace and the dining room features stripped floorboards. The cottage-style kitchen, complete with a vaulted ceiling, creates a cosy heart to the home, & a ground-floor bathroom adds everyday practicality. From here, a door leads out to the rear garden, where a patio & lawn offer a lovely setting for relaxing or gathering with friends. Upstairs, two double bedrooms provide peaceful retreats at the end of the day. The home also benefits from upvc double-glazed windows & reliable gas heating, with radiators that have been well maintained & a current EICR certificate in place.

At the front, a pretty cottage garden, framed by a white-rendered garden wall, sets a welcoming tone. To the rear, the westerly facing garden enjoys afternoon sun, with a patio leading onto a lawn, offering a peaceful spot to enjoy the outdoors.

Sunnyside Road is a popular residential street just off Centre Drive, conveniently close to the station with direct trains to London. Epping Town has a lively high street with plenty of shops, restaurants, bars, & cafes. Nearby, you'll find open farmland & parts of Epping Forest. The area is known for excellent schools, including Epping St Johns, Epping Primary School, Ivy Chimneys, & Coopersale Hall School. Epping also has a Central Line Tube station for easy access to London, plus transport links via the M25, M11 and the A414.



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1



2



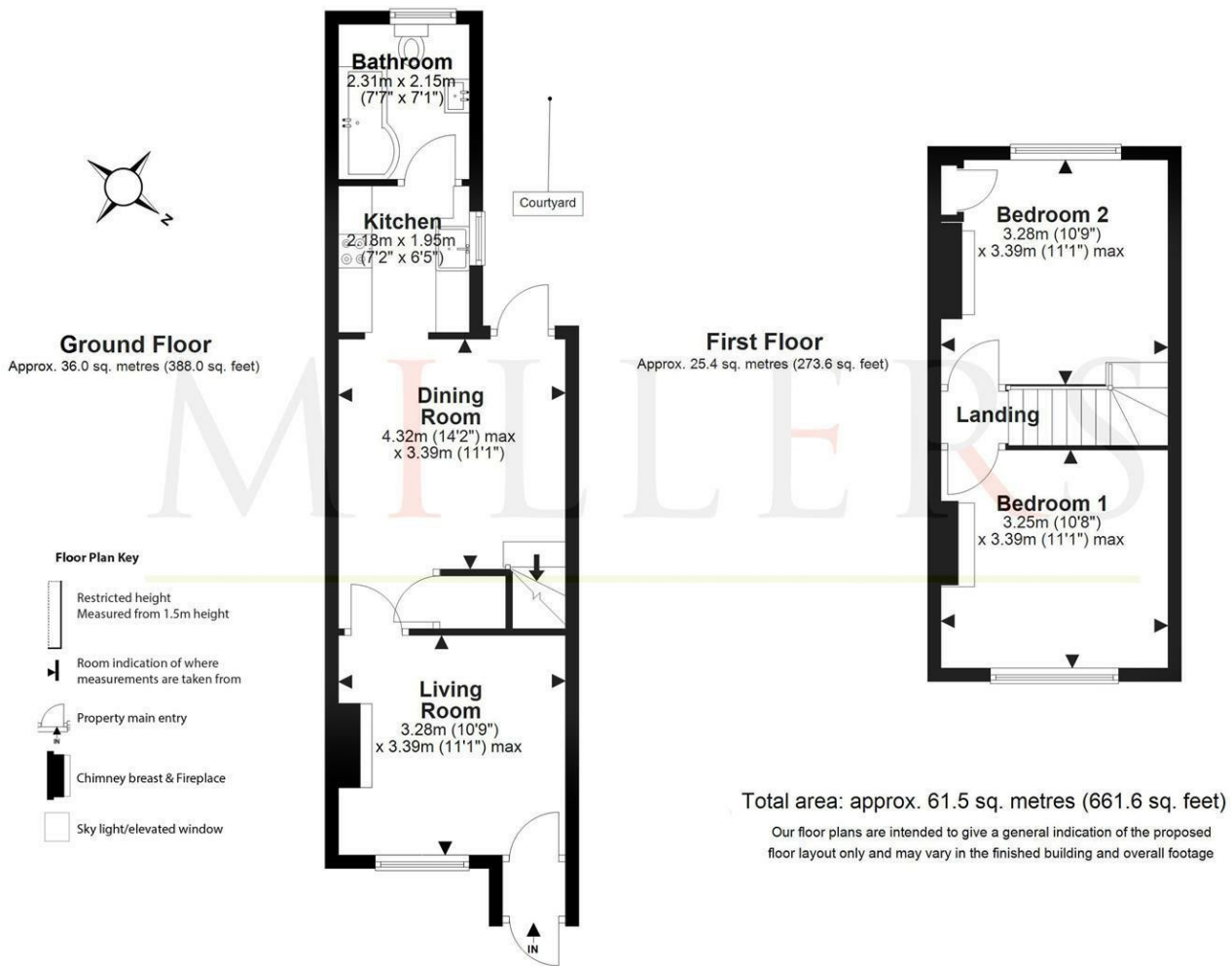
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O.I.E.O £400,000

- TWO DOUBLE BEDROOMS
- DATED APPROXIMATELY 1905
- 6 MINS WALK TO COUNTRYSIDE
- TWO RECEPTION ROOMS
- PERMIT STREET PARKING
- CHARMING RED BRICK COTTAGE
- 0.4 MILES - 9 MINS TO STATION
- APPROX 661.6 SQ FT VOLUME
- DOUBLE GLAZED UPVC WINDOWS



MILLERS
ESTATE AGENTS



Property Dimensions

GROUND FLOOR

Living Room	10'9" x 11'1" (3.28m x 3.39m)
Dining Room	14'2" x 11'1" (4.32m x 3.39m)
Kitchen	7'2" x 6'5" (2.18m x 1.95m)
Bathroom	7'7" x 7'1" (2.31m x 2.16m)

FIRST FLOOR

Bedroom One	10'8" x 11'1" (3.25m x 3.39m)
Bedroom Two	10'9" x 11'1" (3.28m x 3.39m)

EXTERNAL AREA

Rear Garden	60' x 13'8" (18.29m x 4.17m)
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Directions

START: Millers 229 High Street, Epping, Essex, CM16 4BP. 0.0. Head southwest on High St/B1393. toward Cottis Ln. Go through 1 roundabout. 0.1. At the roundabout, take the 1st exit onto Station Rd. 0.4. Turn right onto Centre Dr. 0.6. Turn left onto Sunnyside Rd. Destination will be on the right. 0.8. ARRIVE: Sunnyside Road, Epping, Essex CM16 4JW. Total time: 3 mins 4s



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		
	71	76
England & Wales	EU Directive 2002/91/EC	

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