



Sunnyside Road, Epping, CM16

BUTLER & STAG



**£900,000-£950,000 Guide Price. Offered to the market with no onward chain, this modern detached family home presents an enticing opportunity within a small gated development comprising just three individual properties.**



## Freehold

- Detached Family Home
- Four Bedrooms/Two Bathrooms
- Modern Kitchen/Breakfast Area
- Play Room/Study/Snug Room
- CHAIN FREE
- Master With En-Suite

Upon entry, the ground floor welcomes you with a spacious living room boasting direct access to the rear garden, facilitating seamless indoor-outdoor living. Adjacent lies a contemporary fitted kitchen/breakfast room, perfect for culinary endeavors and family gatherings. Additionally, a versatile reception room offers flexibility as a dining area, playroom, or study, accommodating various lifestyle needs. Completing this level is a convenient downstairs WC.

Ascending to the first floor, the accommodation comprises a generously sized master bedroom featuring an en-suite shower, complemented by two further double bedrooms and a larger-than-average single bedroom. A well-appointed family bathroom caters to the needs of the household.

Comfort is assured throughout the property, courtesy of gas central heating and double glazing.

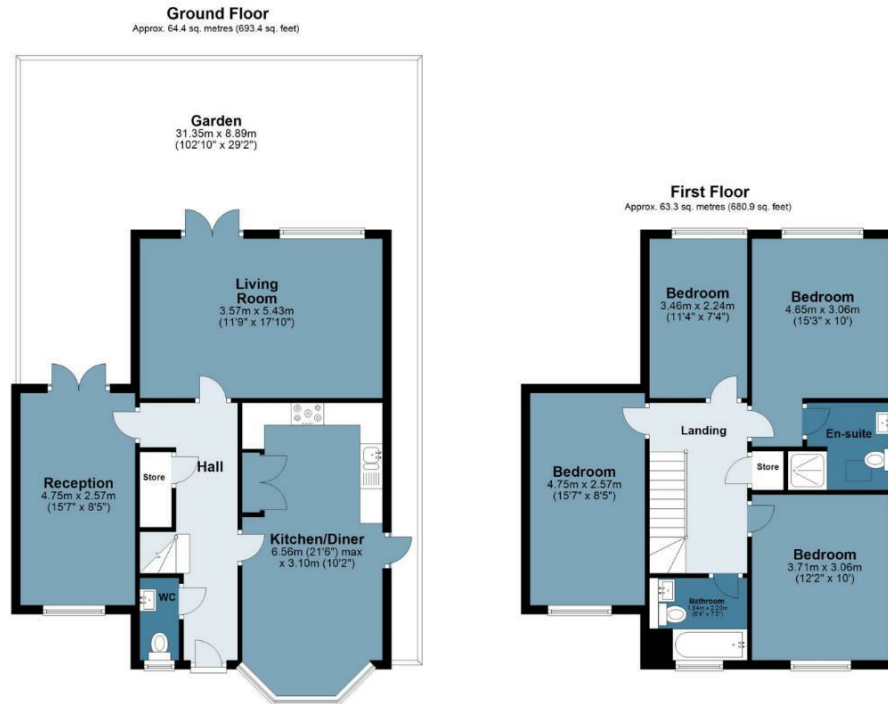
Externally, a sizable secluded rear garden beckons, featuring a large patio area conducive to outdoor relaxation and entertaining. At the far end, hard standing provides an opportunity for the addition of an outbuilding or home office, enhancing the property's utility. The front driveway offers off-street parking for two cars, ensuring convenience for residents and guests alike.





# Orchards Heights

Approx. Gross Internal Area 127.7 sq. metres ( 1374.3 sq. feet)



Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value  
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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.