



## 33 Sunnyside Road, Epping, CM16 4JW

Nestled on the charming Sunnyside Road in Epping, this delightful house offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat. The inviting reception room provides a warm and welcoming space, perfect for relaxation or entertaining guests.

The house features a thoughtfully designed bathroom, ensuring that your daily routines are both practical and pleasant. The layout of the home maximises space and light, creating an airy atmosphere throughout.

Epping is known for its picturesque surroundings and community spirit, making it a desirable location for those who appreciate both nature and urban amenities. With local shops, schools, and parks nearby, you will find everything you need within easy reach.

This property presents an excellent opportunity for anyone looking to settle in a tranquil yet accessible area. Whether you are a first-time buyer or seeking a rental, this house on Sunnyside Road is sure to impress. Don't miss the chance to make this lovely home your own.

Available from 3rd April 2026

**£1,550 PCM**

# 33 Sunnyside Road

, Epping, CM16 4JW



- Two Bedroom Terraced House
- Fitted Kitchen
- Rear Garden
- Neutral Decor

- Gas Central Heating
- Available to Rent from 3rd April 2026



## Directions



## Floor Plan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	