

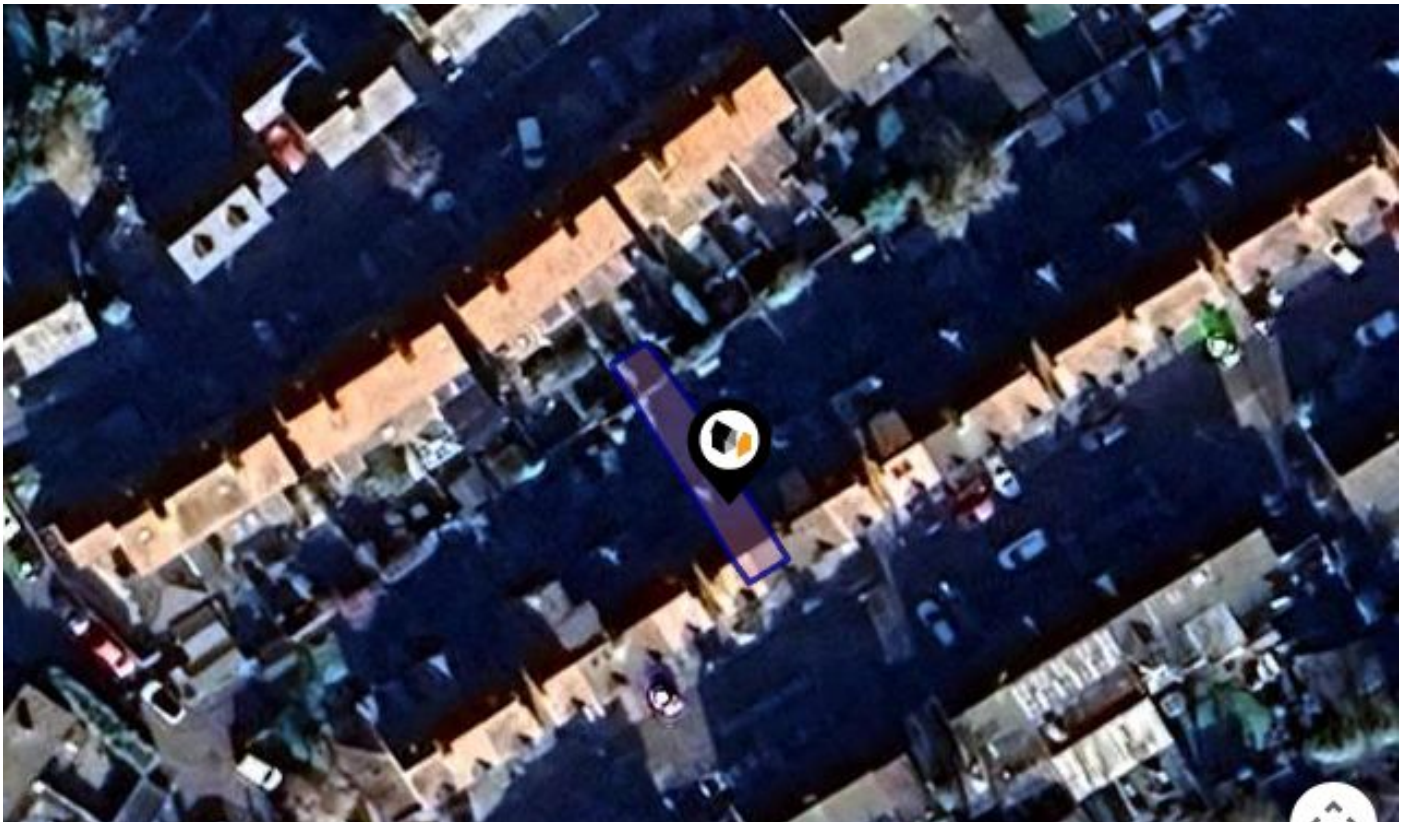


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Monday 13th October 2025



SUNNYSIDE, STANSTED, CM24

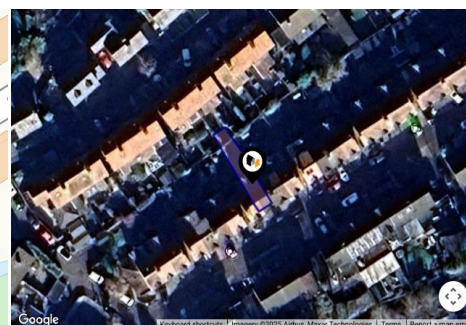
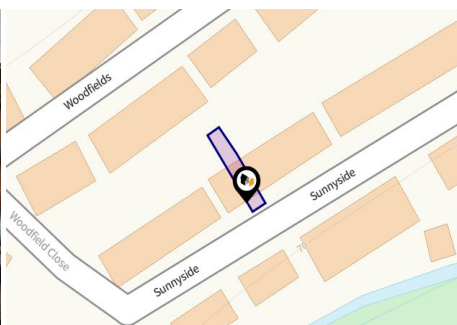
iad UK

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iadgroup.com



Property

Type:	Terraced
Bedrooms:	2
Floor Area:	678 ft ² / 63 m ²
Plot Area:	0.02 acres
Year Built :	1900-1929
Council Tax :	Band C
Annual Estimate:	£1,989
Title Number:	EX431427

Tenure: Freehold

Local Area

Local Authority:	Essex
Conservation Area:	No
Flood Risk:	
• Rivers & Seas	Very low
• Surface Water	Very low

Estimated Broadband Speeds
(Standard - Superfast - Ultrafast)

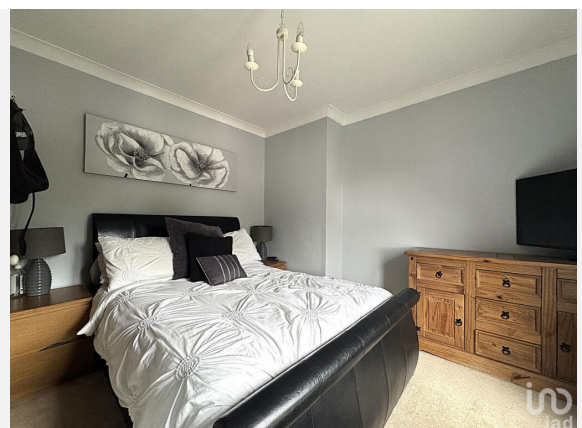
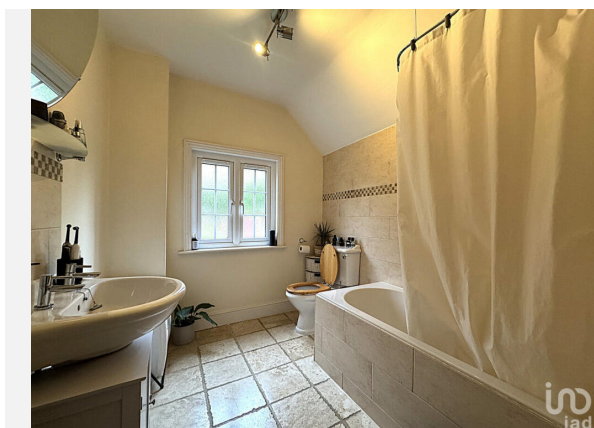
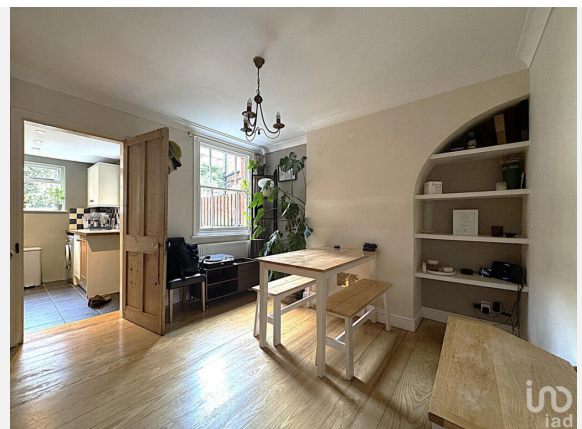
16	60	1000
mb/s	mb/s	mb/s

Mobile Coverage:
(based on calls indoors)



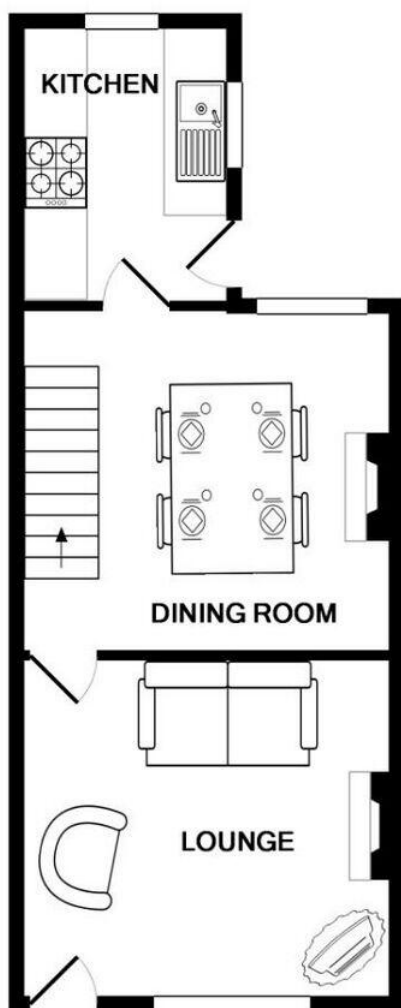
Satellite/Fibre TV Availability:



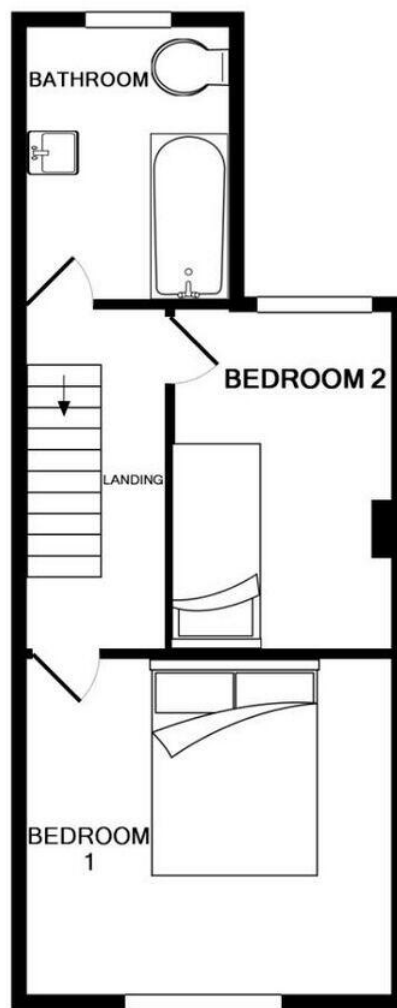




SUNNYSIDE, STANSTED, CM24



GROUND FLOOR
APPROX. FLOOR
AREA 325 SQ.FT.
(30.2 SQ.M.)



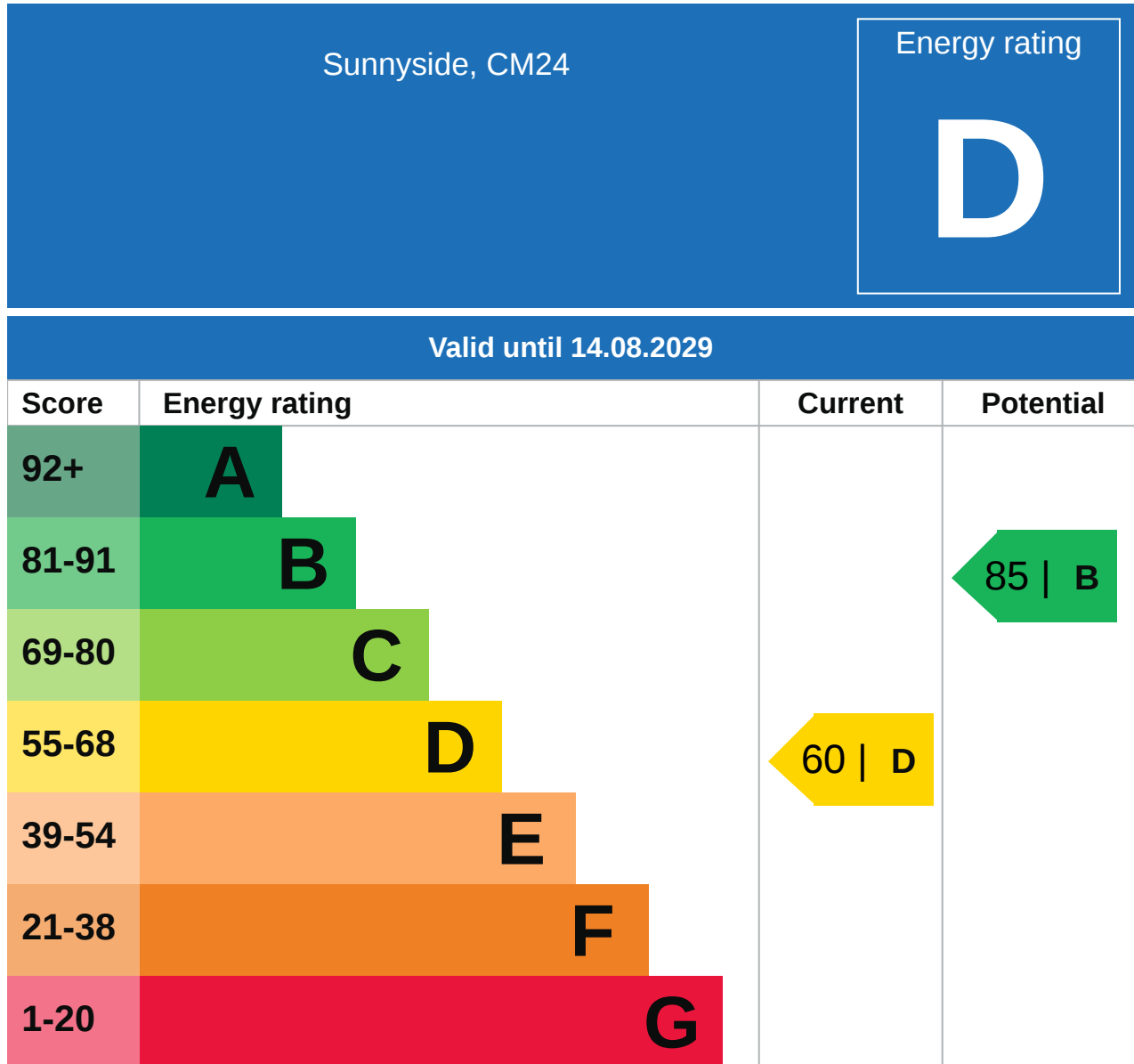
1ST FLOOR
APPROX. FLOOR
AREA 324 SQ.FT.
(30.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 649 SQ.FT. (60.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

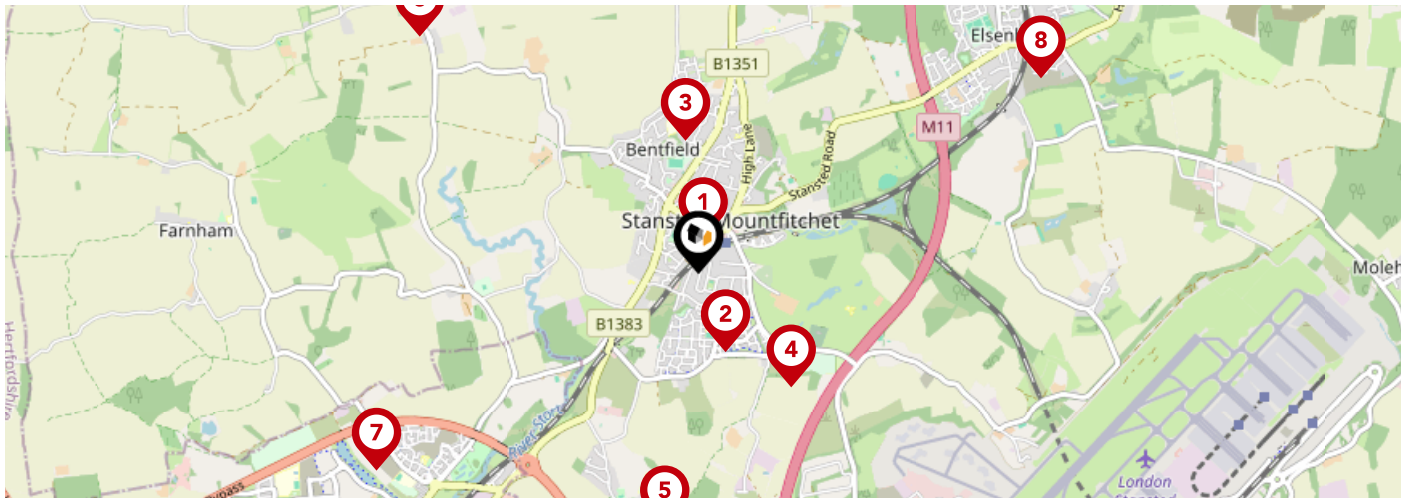
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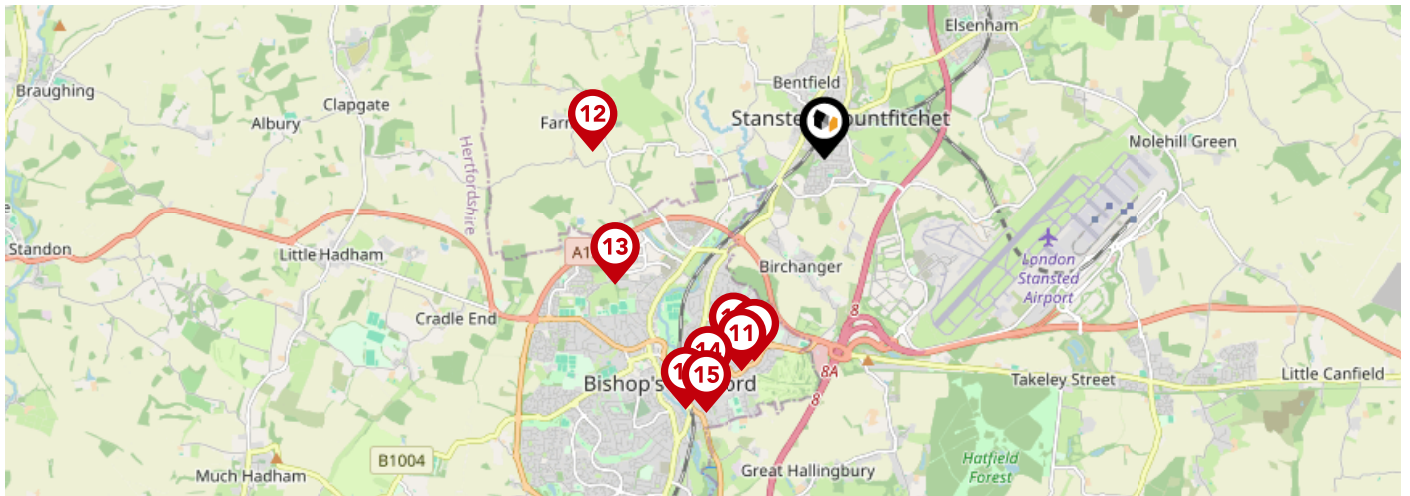


Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	1
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	No low energy lighting
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	63 m ²



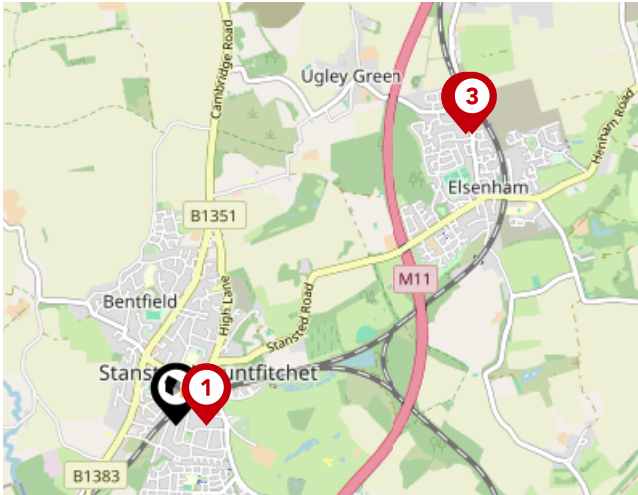
		Nursery	Primary	Secondary	College	Private
1	Magna Carta Primary Academy Ofsted Rating: Good Pupils: 201 Distance:0.16	☐	☒	☐	☐	☐
2	St Mary's CofE Foundation Primary School Ofsted Rating: Good Pupils: 262 Distance:0.38	☐	☒	☐	☐	☐
3	Bentfield Primary School and Nursery Ofsted Rating: Good Pupils: 214 Distance:0.61	☐	☒	☐	☐	☐
4	Forest Hall School Ofsted Rating: Good Pupils: 496 Distance:0.68	☐	☐	☒	☐	☐
5	Birchanger Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 107 Distance:1.18	☐	☒	☐	☐	☐
6	Manuden Primary School Ofsted Rating: Good Pupils: 96 Distance:1.67	☐	☒	☐	☐	☐
7	Avanti Meadows Primary School Ofsted Rating: Good Pupils: 214 Distance:1.73	☐	☒	☐	☐	☐
8	Elsenham Church of England Voluntary Controlled Primary School Ofsted Rating: Good Pupils: 357 Distance:1.8	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Birchwood High School Ofsted Rating: Good Pupils: 1425 Distance:1.95	☐	☐	☒	☐	☐
	All Saints Church of England Primary School and Nursery, Bishop's Stortford Ofsted Rating: Good Pupils: 209 Distance:1.98	☐	☒	☐	☐	☐
	Summercroft Primary School Ofsted Rating: Good Pupils: 440 Distance:2.07	☐	☒	☐	☐	☐
	Farnham Church of England Primary School Ofsted Rating: Good Pupils: 37 Distance:2.12	☐	☒	☐	☐	☐
	Avanti Grange Secondary School Ofsted Rating: Not Rated Pupils: 297 Distance:2.24	☐	☐	☒	☐	☐
	Hockerill Anglo-European College Ofsted Rating: Good Pupils: 920 Distance:2.35	☐	☐	☒	☐	☐
	The Hertfordshire & Essex High School and Science College Ofsted Rating: Outstanding Pupils: 1436 Distance:2.56	☐	☐	☒	☐	☐
	White Trees Independent School Ofsted Rating: Good Pupils: 58 Distance:2.63	☐	☐	☒	☐	☐

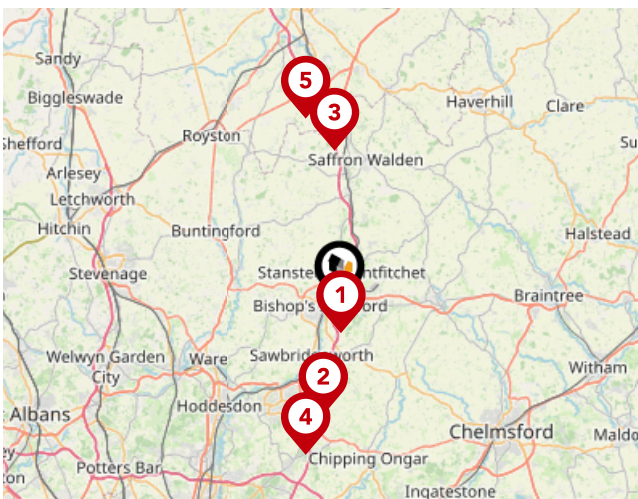
Area

Transport (National)



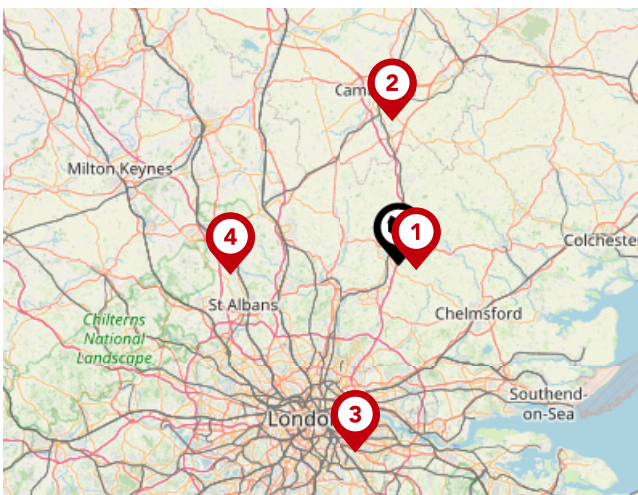
National Rail Stations

Pin	Name	Distance
1	Stansted Mountfitchet Rail Station	0.14 miles
2	Elsenham Rail Station	1.88 miles
3	Elsenham Rail Station	1.9 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J8	2.11 miles
2	M11 J7A	8.19 miles
3	M11 J9	11.28 miles
4	M11 J7	11.27 miles
5	M11 J10	13.87 miles

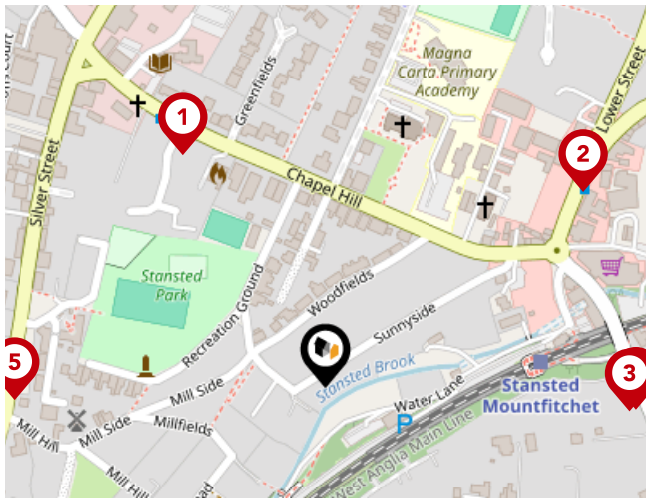


Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	2.83 miles
2	Cambridge	21.09 miles
3	Silvertown	28.23 miles
4	Luton Airport	24.53 miles

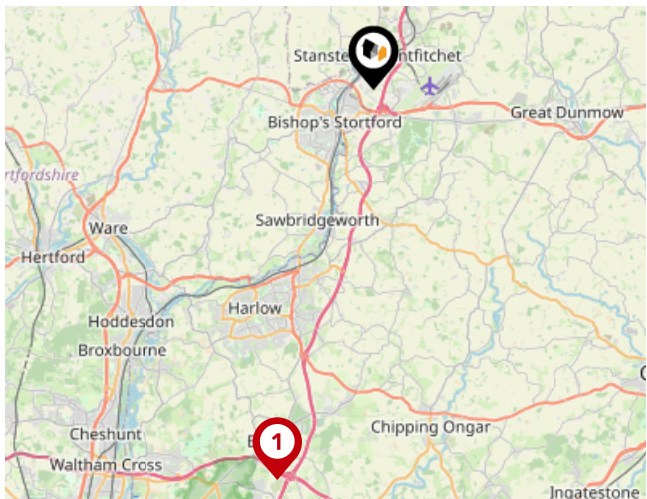
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Chapel Hill	0.16 miles
2	Lower Street	0.18 miles
3	Railway Station	0.17 miles
4	Railway Station	0.18 miles
5	Silver Street	0.18 miles



Local Connections

Pin	Name	Distance
1	Epping Underground Station	14.79 miles

Important - Please Read

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They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

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