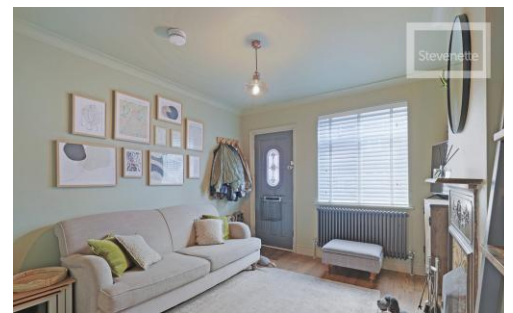


Stevenette



8 Sunnyside Road  
Epping, Essex, CM16 4JW

£530,000



# PROPERTY FEATURES

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- Edwardian Terrace House
- Three-Storey Accommodation
- East-Facing Garden
- On-Street Parking
- Gas Central Heating
- Double Glazing

## FULL DESCRIPTION

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Beautifully presented from top to bottom, this Edwardian cottage has been enhanced by the sellers by the addition of an attic conversion to create 3-bedroom accommodation. The house has a number of period and character features complemented by stylish décor and is in 'ready-to-move' condition. Sunnyside Road, which is a Residents' parking zone, is well positioned for walking to the Central Line station, local schools and the centre of the town with its great range of cafes, restaurants and shops.

### LIVING ROOM

10' 11" x 10' 10" (3.33m x 3.3m)

Open to the:

### DINING ROOM

11' 2" x 10' 10" (3.4m x 3.3m)

### KITCHEN

10' 9" x 6' 2" (3.28m x 1.88m)

### FIRST FLOOR

### LANDING

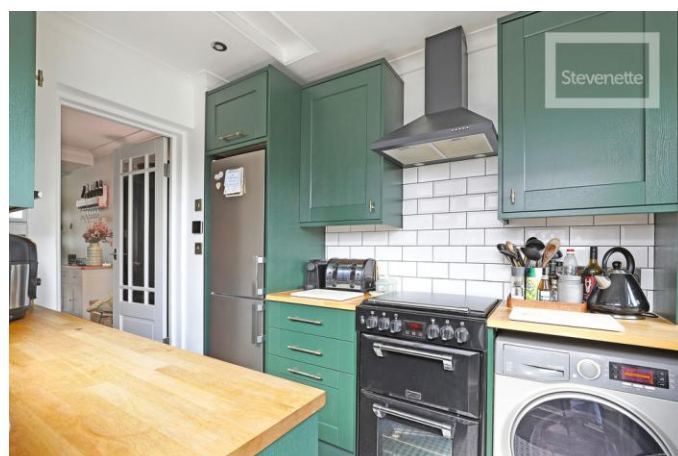
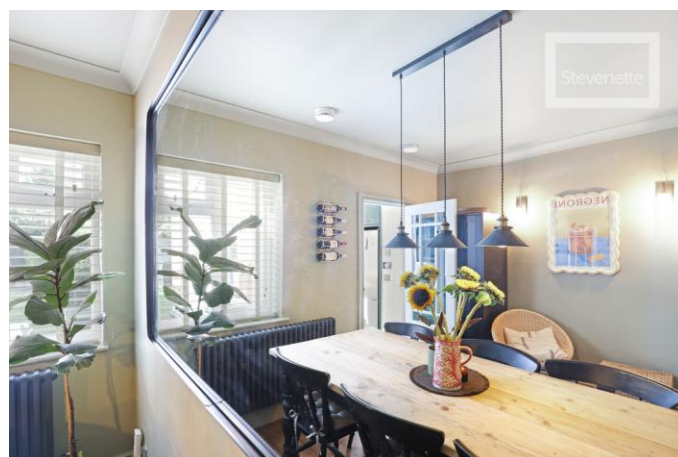
### BEDROOM 2

10' 11" x 10' 10" (3.33m x 3.3m)

### BEDROOM 3

8' 0" x 5' 4" (2.44m x 1.63m)

### BATHROOM & WC



## SECOND FLOOR

### LANDING

### BEDROOM I

11' 4" max x 10' 10" (3.45m x 3.3m)

### SHOWER & WC

### EXTERIOR

To the rear is a lawned garden with well-planted borders and beds along with a paved patio. A gated path allows access to the rear garden from the front.

### TENURE

We understand the property to be freehold and vacant possession is to be granted upon completion (subject to confirmation by the seller's solicitor).

### SERVICES

All mains services are understood to be connected. No services or installations have been tested.

### BROADBAND

It is understood that Fibre Optic Broadband is available in this area.

### COUNCIL TAX

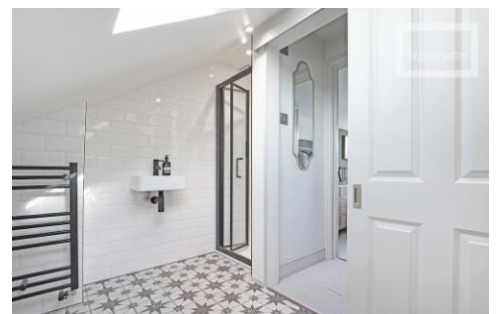
Council Tax is payable to Epping Forest District Council. The property is shown in Council Tax band 'C'.

### SCHOOL PRIORITY ADMISSIONS AREA

The property stands in the Priority Admissions Area for Ivy Chimneys Primary School and Epping St John's Senior School.





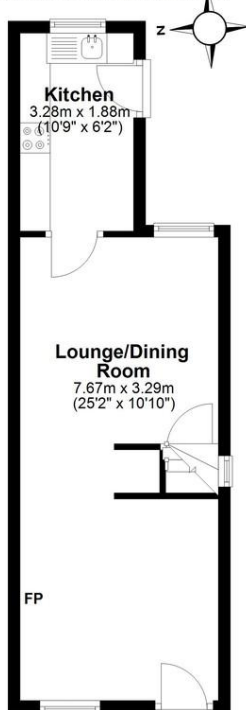




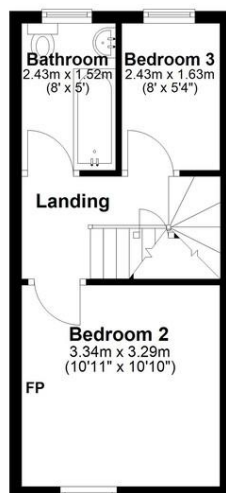


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>	70	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

**Ground Floor**  
Approx. 31.6 sq. metres (340.2 sq. feet)



**First Floor**  
Approx. 25.1 sq. metres (270.6 sq. feet)



**Second Floor**  
Approx. 24.7 sq. metres (265.4 sq. feet)



Total area: approx. 81.4 sq. metres (876.2 sq. feet)

**PROPERTY PEOPLE PROFESSIONALISM**

5a Simon Campion  
Court  
232-234 High Street  
Epping  
Essex

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements