



Sunnyside Road, Epping

O.I.E.O £465,000

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MILLERS
ESTATE AGENTS

*** CHARACTER COTTAGE * FOUR BEDROOMS * TWO RECEPTION ROOMS * PRETTY REAR GARDEN * SHORT WALK TO STATION * THREE FLOORS OF ACCOMMODATION ***

A fabulous Victorian cottage which has been extended to provide four bedrooms and two receptions. Measuring approximately 1,103 sq ft of accommodation which is arranged over three floors. The property has tunnel link side access to a pretty rear garden. Is situated within walking distance of Epping Central Line Tube Station and is being offered with NO onward chain.

The accommodation is arranged over three floors and comprises a side entrance door leading to a fitted kitchen. Opening onto a bright, airy dining room with sliding patio doors overlooking a well-tended rear garden. There is a front living room featuring an open fireplace. Stairs ascend to the first floor which offers a double bedroom, a single bedroom plus a three-piece family bathroom. Stairs lead to the second floor and where two further bedrooms will be found, one with a dressing room and has fitted wardrobes to one wall. Externally the front has a small cottage-style garden and side access to the rear garden. The well-maintained rear garden enjoys a patio area leading to a lawn area with bush and shrub pots and borders along with a timber garden shed.

Sunnyside Road is a desirable residential street located off Centre Drive and conveniently placed for the station, serving London. Epping Town offers a busy high street providing a range of shops, restaurants, bars & cafes. Also within close proximity is arable farmland and parts of Epping Forest. Excellent schooling at Epping St Johns (ESJ), Epping Primary School, Ivy Chimneys and Coopersale Hall School. Epping has a Tube Station on the Central Line serving London & great transport links on the M25 at Waltham Abbey, the M11 at Hastingwood or the A414.





GROUND FLOOR

Entrance

Kitchen

10'10" x 10'10" (3.29m x 3.31m)

Dining Room

10'08 x 13'04 (3.25m x 4.06m)

Living Room

10'09 x 11'00 (3.28m x 3.35m)

FIRST FLOOR

Landing

Bedroom One

12'06 x 11'00 (3.81m x 3.35m)

Bedroom Four

8'07 x 8'00 (2.62m x 2.44m)

Bathroom

6'06 x 8'00 (1.98m x 2.44m)

SECOND FLOOR

Bedroom Two

6'08 x 10'07 (2.03m x 3.23m)

Dressing Room

5'03 x 10'07 (1.60m x 3.23m)

Bedroom Three

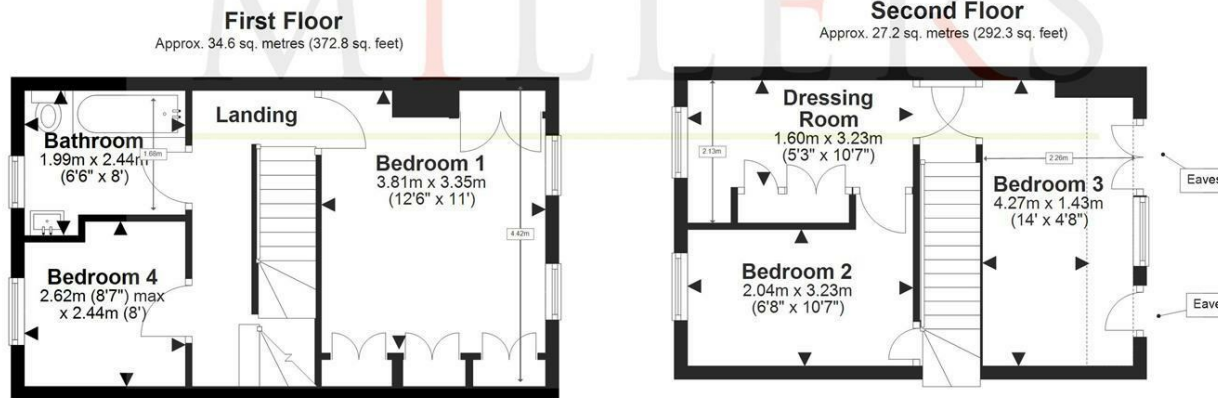
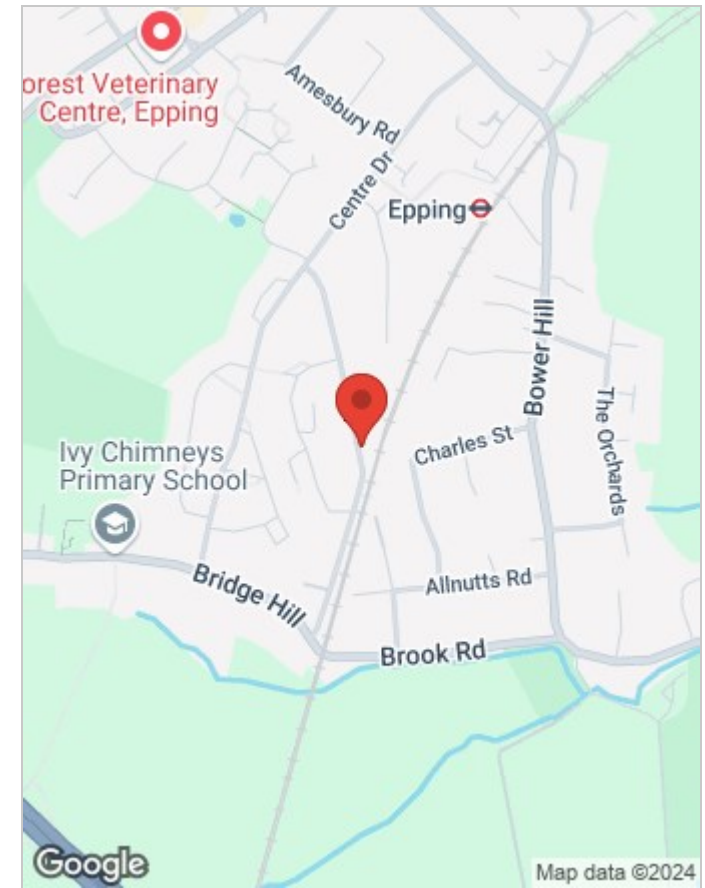
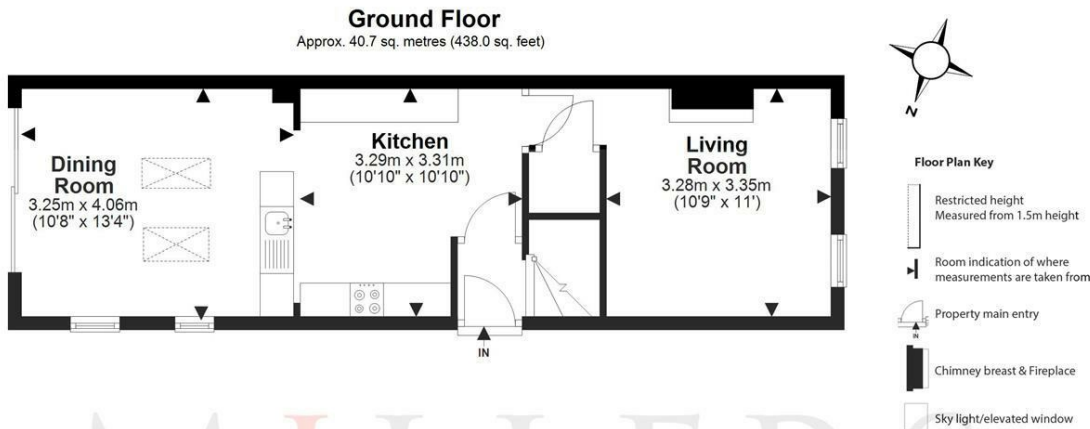
14'00 x 4'08 (4.27m x 1.42m)

EXTERNAL AREAS

Rear Garden

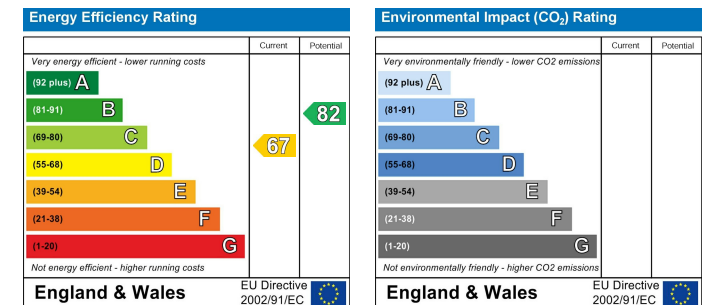
31'08 x 17'03 (9.65m x 5.26m)





Total area: approx. 102.5 sq. metres (1103.2 sq. feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage
Plan produced using PlanUp.



Viewing

Please contact our Millers Office on 01992 560555 if you wish to arrange a viewing appointment for this property or require further information.

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