MILLERS

LETTINGS

Sunnyside Road, Epping, CM16 4JW

* CHARACTER COTTAGE * TWO DOUBLE BEDROOMS * MIDDLE TERRACED * WALKING DISTANCE TO STATION * DATE BRICK STAMPED 1905 * PERMIT PARKING *

This charming Victorian cottage, built around 1905, is full of character & warmth. With its classic red brick exterior, it sits in a sought-after spot just a short stroll from the station, & moments from open countryside & rolling farmland. Inside, original fireplaces & floorboards invite you to imagine the possibilities, offering the chance to create a welcoming retreat with a touch of care. The accommodation which is full of character comprises a living room and dining room, a fitted kitchen with built in appliances, a three-piece bathroom suite and two double bedrooms. There are lovely period features throughout, which include open fireplaces, a vaulted ceiling in the kitchen and wooden flooring. Externally, there is a spacious rear garden and a front paved garden.

* The property is AVAILABLE 12th OCTOBER 2026 on a UNFURNISHED BASIS *

Sunnyside Road is a popular residential street just off Centre Drive, conveniently close to the station with direct trains to London. Epping Town has a lively high street with plenty of shops, restaurants, bars, & cafes. Nearby, you'll find open farmland & parts of Epping Forest. The area is known for excellent schools, including Epping St Johns, Epping Primary School, Ivy Chimneys, & Coopersale Hall School. Epping also has a Central Line Tube station for easy access to London, plus transport links via the M25, M11 and the A414.

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£1,675 Per Calendar Month

- TWO DOUBLE BEDROOMS
- 0.4 MILES - 9 MINS TO STATION
- SPACIOUS REAR GARDEN
- PERIOD FEATURES
- TWO RECEPTION ROOMS
- UNFURNISHED BASIS
- APPROX 661.6 SQ FT VOLUME
- DATED APPROXIMITALEY 1905
- AVAILABLE 12TH OCTOBER 2026

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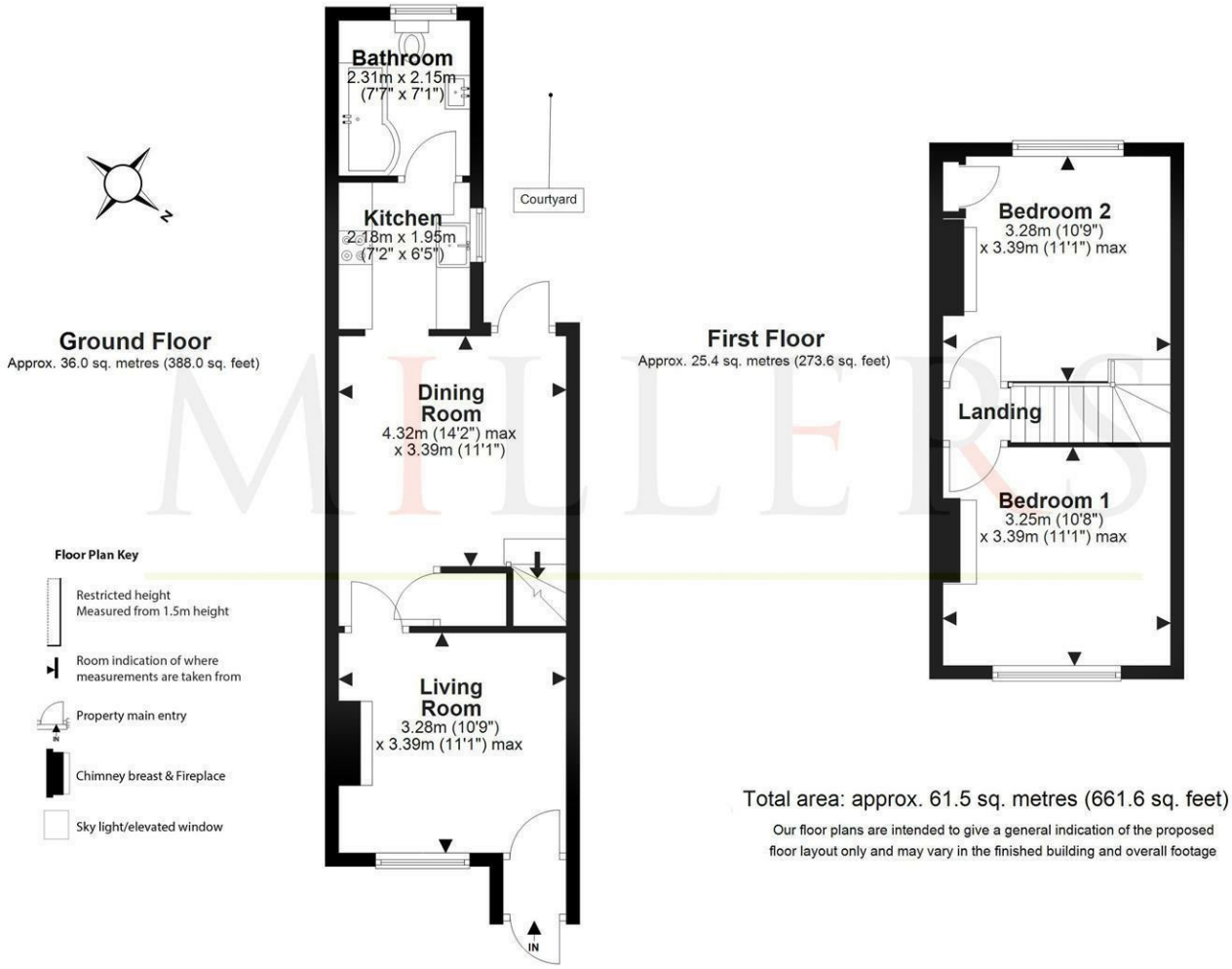


Property Dimensions

GROUND FLOOR	
Entrance Porch	
Living Room	11'02 x 10'09 (3.40m x 3.28m)
Dining Area	11'01 x 10'08 (3.38m x 3.25m)
Fitted Kitchen	7'05 x 6'05 (2.26m x 1.96m)
Bathroom	7'07 x 7'01 (2.31m x 2.16m)
FIRST FLOOR	
Landing	
Bedroom One	11'01 x 10'08 (3.38m x 3.25m)
Bedroom Two	11'01 x 10'09 (3.38m x 3.28m)
EXTERNAL AREAS	
Rear Garden	60' x 13'8" (18.29m x 4.17m)

TERM: An initial Twelve-month tenancy is offered, although a longer term of 24 months could be available, for the right applicant.

DATE: The earliest date that a successful client could move into the property will be the 12th October 2026 subject to terms conditions and references.

HOLDING DEPOSIT: The holding deposit is equal to 1 week's rent. Paid by you to reserve the property. This is only retained, if any relevant person (including guarantor(s)) withdraw from the tenancy; fail a Right-to-Rent check; provide materially significant false or misleading information; fail to sign their tenancy agreement (and or Deed of Guarantee) within 15 calendar days.

DEPOSIT: The deposit will be equal to 5 weeks' worth of rent or 6 weeks rent where the annual rent is £50,000 or higher. Protected via the (DPS) Deposit Protection Service.

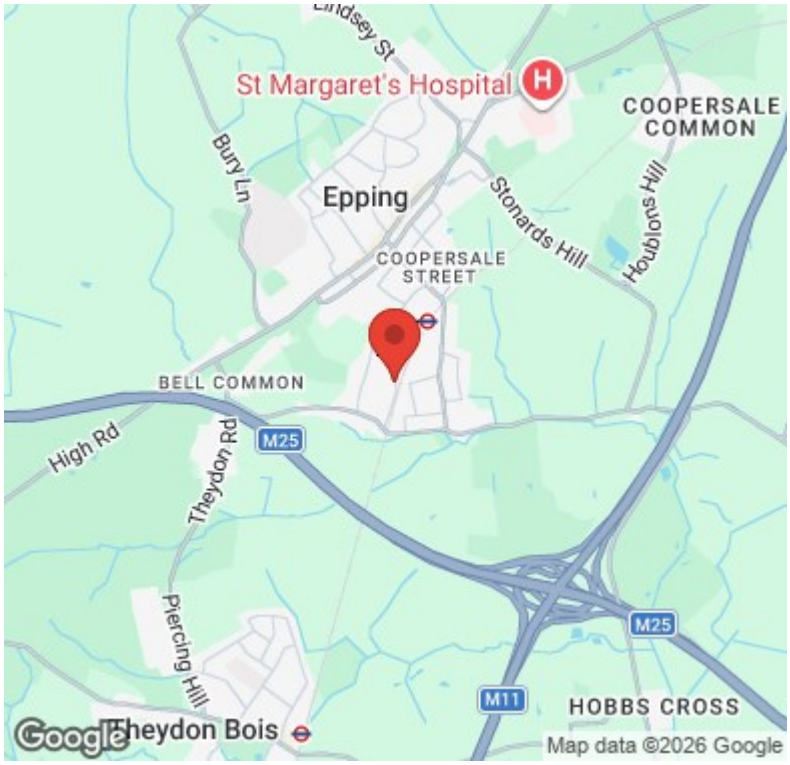
FURNITURE: The property is available on an UNFURNISHED basis, although there are white goods.

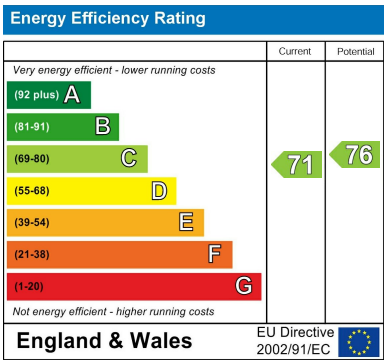
UTILITY BILLS: Tenants are responsible (unless agreed otherwise in writing) for all utility payments which will also include a TV licence and Council Tax accounts. Please refer to your AST for full information

COUNCIL TAX: The council tax band is D

Directions

START: Millers 229 High Street, Epping, Essex, CM16 4BP. 0.0. Head southwest on High St/B1393. toward Cottis Ln. Go through 1 roundabout. 0.1. At the roundabout, take the 1st exit onto Station Rd. 0.4. Turn right onto Centre Dr. 0.6. Turn left onto Sunnyside Rd. Destination will be on the right. 0.8. ARRIVE: Sunnyside Road, Epping, Essex CM16 4JW. Total time: 3 mins 4s





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