



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.

Step inside to find two welcoming reception rooms, where the living room centres around a charming fireplace and the dining room features stripped floorboards. The cottage-style kitchen, complete with a vaulted ceiling, creates a cosy heart to the home, & a ground-floor bathroom adds everyday practicality. From here, a door leads out to the rear garden, where a patio & lawn offer a lovely setting for relaxing or gathering with friends. Upstairs, two double bedrooms provide peaceful retreats at the end of the day. The home also benefits from upvc double-glazed windows & reliable gas heating, with radiators that have been well maintained & a current EICR certificate in place.

At the front, a pretty cottage garden, framed by a white-rendered garden wall, sets a welcoming tone. To the rear, the westerly facing garden enjoys afternoon sun, with a patio leading onto a lawn, offering a peaceful spot to enjoy the outdoors.

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.

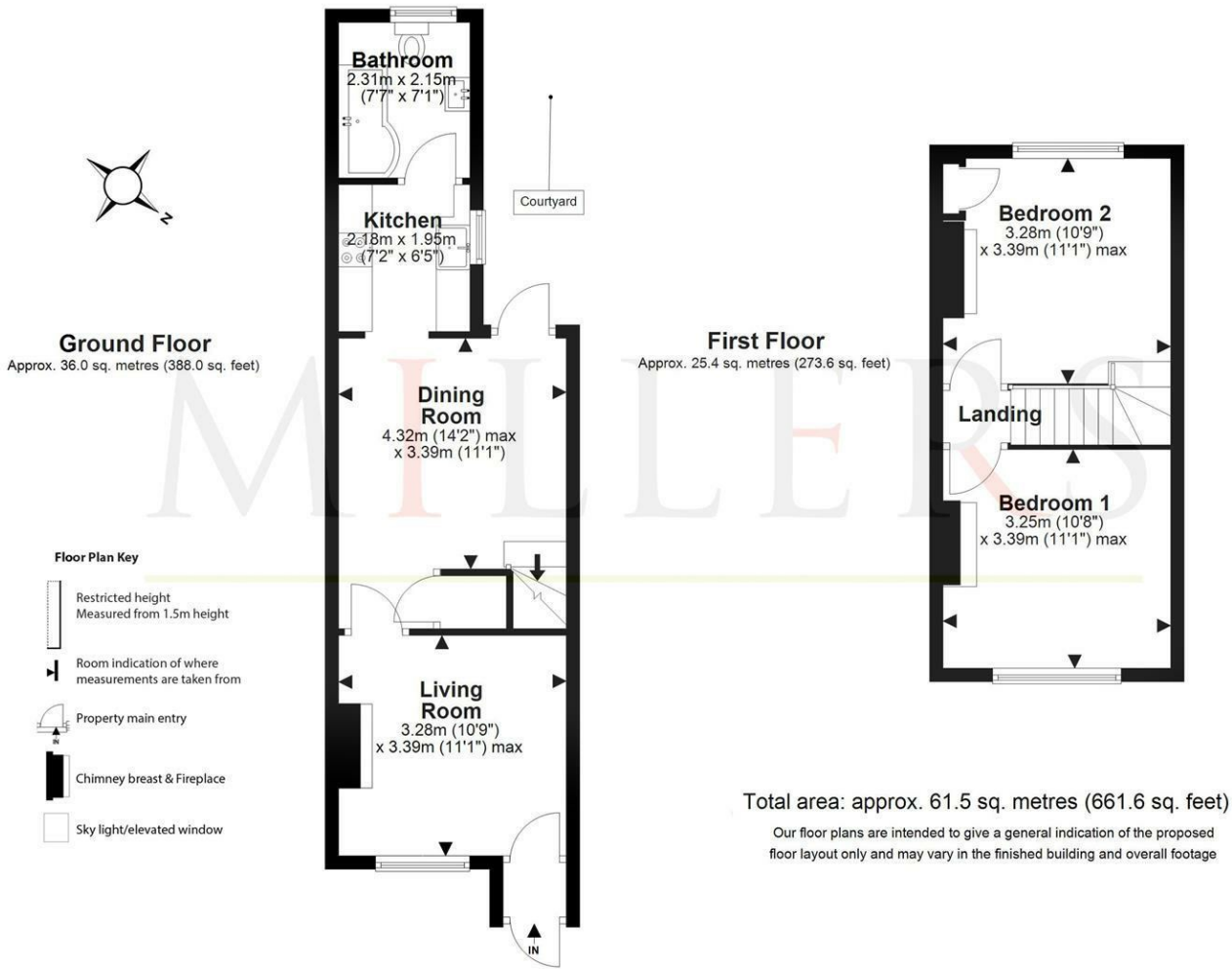


O.I.E.O £400,000

- TWO DOUBLE BEDROOMS
- DATED APPROXIMATALEY 1905
- 6 MINS WALK TO COUNTRYSIDE
- TWO RECEPTION ROOMS
- PERMIT STREET PARKING
- CHARMING RED BRICK COTTAGE
- 0.4 MILES - 9 MINS TO STATION
- APPROX 661.6 SQ FT VOLUME
- DOUBLE GLAZED UPVC WINDOWS



MILLERS
ESTATE AGENTS



Property Dimensions

GROUND FLOOR

Living Room	10'9" x 11'1" (3.28m x 3.39m)
Dining Room	14'2" x 11'1" (4.32m x 3.39m)
Kitchen	7'2" x 6'5" (2.18m x 1.95m)
Bathroom	7'7" x 7'1" (2.31m x 2.16m)

FIRST FLOOR

Bedroom One	10'8" x 11'1" (3.25m x 3.39m)
Bedroom Two	10'9" x 11'1" (3.28m x 3.39m)

EXTERNAL AREA

Rear Garden	60' x 13'8" (18.29m x 4.17m)
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Directions

START: Millers 229 High Street, Epping, Essex, CM16 4BP. O.O. 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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	76
England & Wales	EU Directive 2002/91/EC	

We believe these details are accurate, but they are meant as a general guide and do not form part of any offer or contract. Please check all information yourself by visiting or using other methods. Our staff are not allowed to make any promises or guarantees about the property. Some images may have been digitally enhanced with artificial intelligence. Items like furniture, wall colors, and landscaping may have been added or changed for illustration and staging. The property may look different when you visit. CGI and show home photos are for guidance *only*.

229 High Street, Epping, Essex, CM16 4BP

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