



Sunnyside Road, Epping

Guide Price £450,000



MILLERS
ESTATE AGENTS

* 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.





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

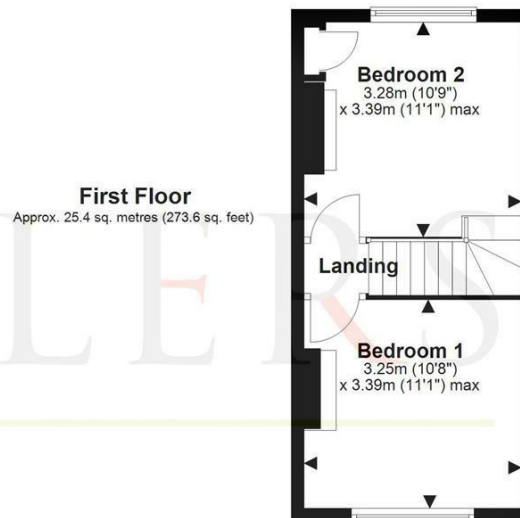
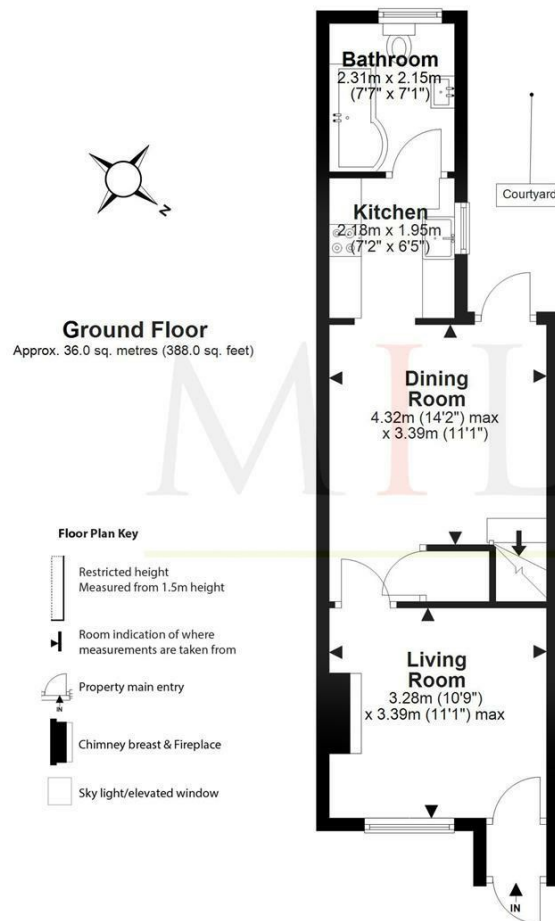
10'9" x 11'1" (3.28m x 3.39m)

EXTERNAL AREA

Rear Garden

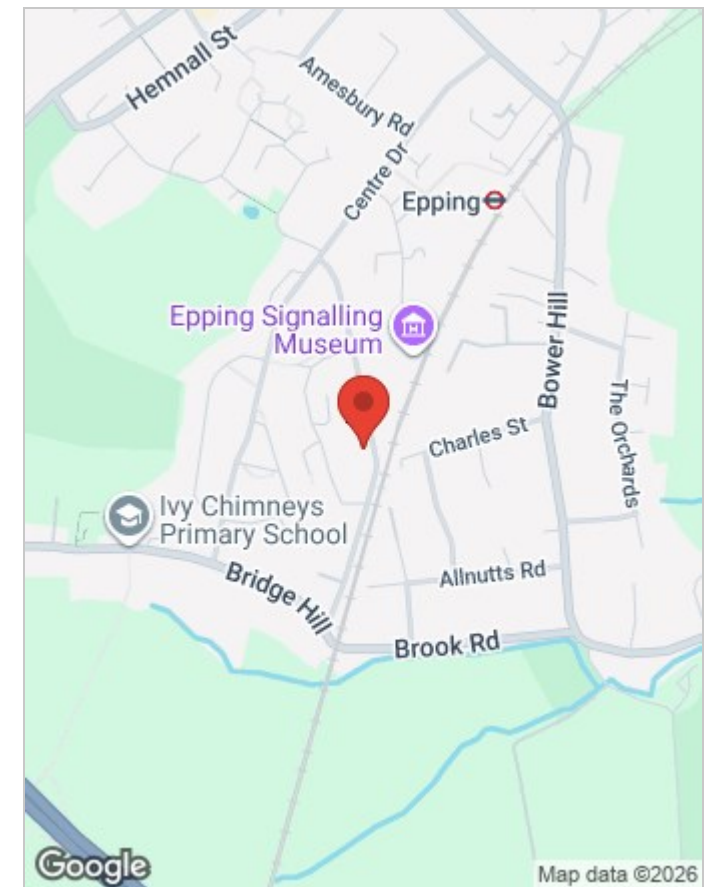
60' x 13'8" (18.29m x 4.17m)





Total area: approx. 61.5 sq. metres (661.6 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



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

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			
England & Wales		EU Directive 2002/91/EC	
		71	76

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	
		67	72

229 High Street, Epping, Essex, CM16 4BP

Tel: 01992 560555 | Email: sales@millersepping.co.uk

www.millersepping.co.uk