



54 Sunnyside Road  
Epping

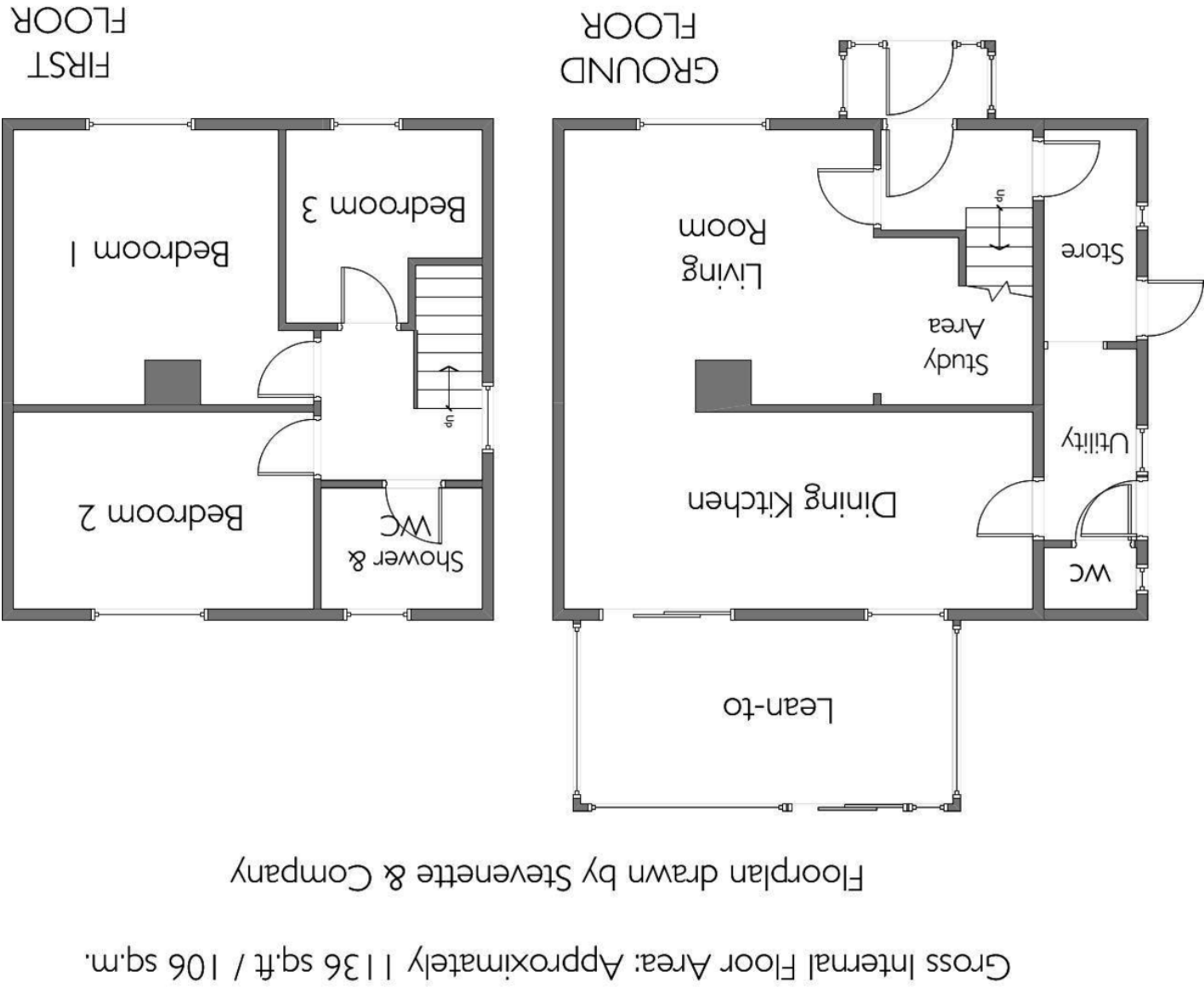
FREE MARKET APPRAISAL

We provide a free market appraisal service. If you are considering selling your home please contact our office to arrange an appointment for one of our experienced valuers to call without obligation. A thorough professional approach and competitive fees are assured.

FINANCIAL SERVICES

If you require a mortgage to purchase this or any other property we are able to arrange a no-obligation discussion with a Financial Advisor who is regulated by the Financial Conduct Authority.

MEASUREMENTS  
ALL MEASUREMENTS ARE APPROXIMATE TO THE NEAREST INCH AND ARE GIVEN FOR INFORMATION AND GUIDANCE PURPOSES ONLY.



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Whilst every care has been taken in the preparation of these sales particulars they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigations before finalising their offer purchase.

# 54 Sunnyside Road

## Epping, CM16 4JN

Offered with NO ONWARD CHAIN, a well-proportioned semi-detached house of BISF design and standing at the front of a generous site that provides an exceptional rear garden. The house is well maintained but offers an exciting programme of modernisation which a buyer can undertake to their own tastes and requirements. Sunnyside Road is very conveniently placed for access to Central Line station, local school and High Street.

- Semi-Detached House
  - BISF Design
  - 3 Good Bedrooms
- Gas Central Heating
  - Double Glazing
  - Large Garden

£395,000



### GROUND FLOOR

#### PORCH

#### ENTRANCE HALL

#### LIVING ROOM AND STUDY AREA

18' 0" avg x 12' 2" (5.49m x 3.71m)

#### DINING KITCHEN

21' 1" x 8' 8" (6.43m x 2.64m)

#### UTILITY ROOM

8' 2" x 4' 2" (2.49m x 1.27m)

#### WC

#### STORE

9' 3" x 4' 2" (2.82m x 1.27m)

#### LEAN-TO

16' 1" x 8' 4" (4.9m x 2.54m)



### 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.

### TENURE

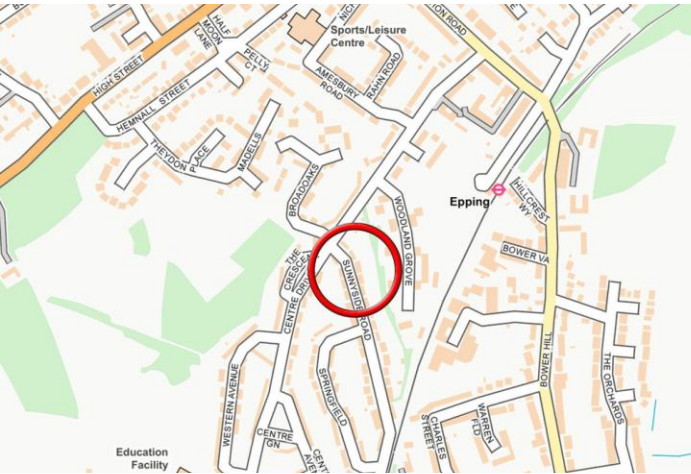
We understand the property to be freehold and vacant possession is to be granted upon completion (subject to confirmation by the seller's solicitor).

### COUNCIL TAX

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

### SCHOOL PRIORITY (ADMISSIONS) AREA

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



#### SHOWER & WC

7' 1" x 5' 7" (2.16m x 1.7m)

#### EXTERIOR

The house is approached by a stepped path bordered by the lawned front garden. A gated path leads down the side of the house and through to the back garden.

The rear garden is laid to lawn with established planted borders, beds and trees.



### FIRST FLOOR

#### LANDING

#### BEDROOM 1

12' 2" x 12' 2" (3.71m x 3.71m)

#### BEDROOM 2

13' 6" x 8' 7" (4.11m x 2.62m)

#### BEDROOM 3

9' 2" max x 8' 8" max (2.79m x 2.64m)