

MEASUREMENTS
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GUIDANCE PURPOSES ONLY.

We are able to arrange a no-obligation discussion with a Financial Advisor who is regulated by the Financial Conduct Authority.

call without obligation. A thorough professional approach and competitive fees are assured.

FINANCIAL SERVICES

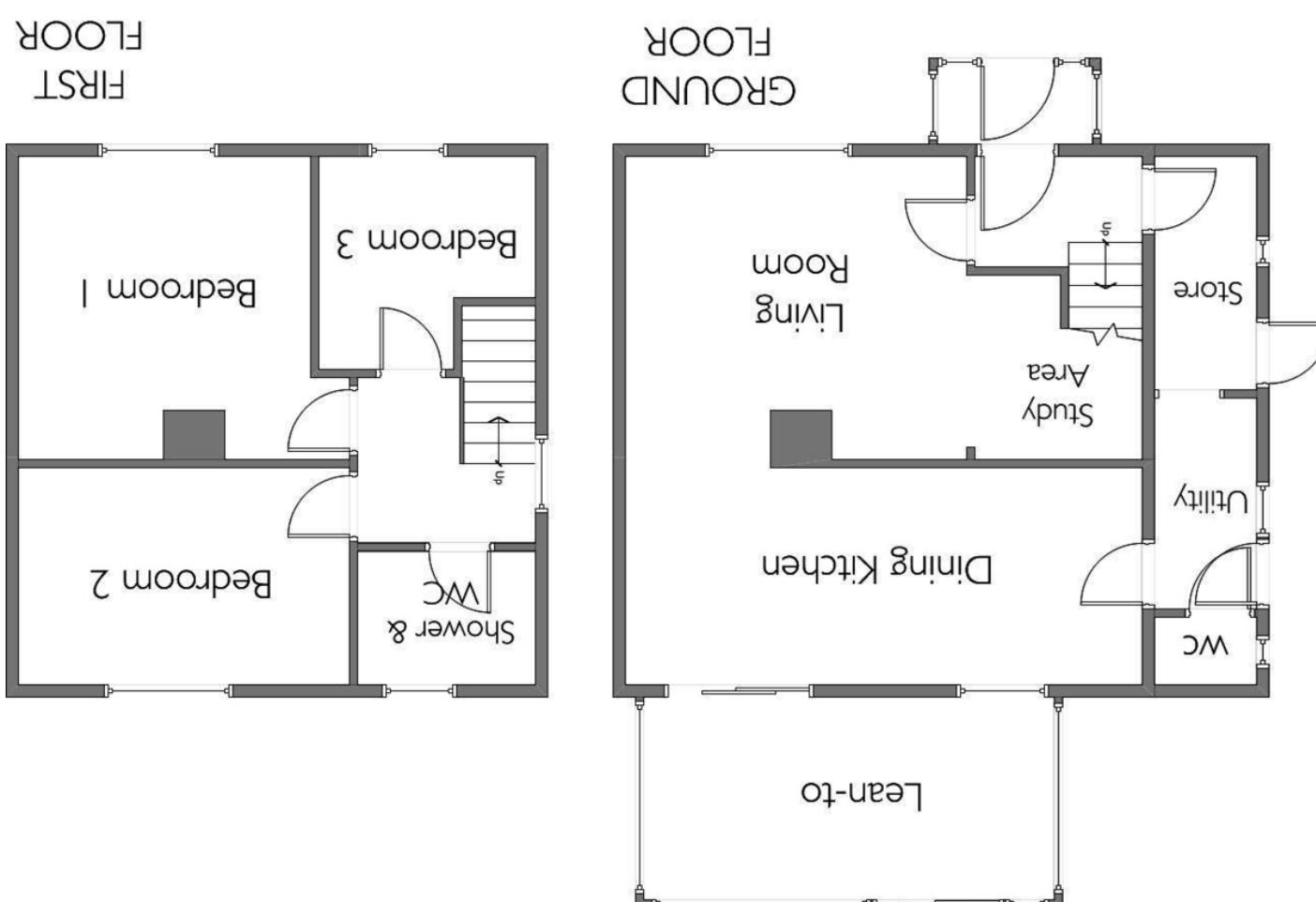
If you require a mortgage to purchase this or any other property we are able to arrange a no-obligation discussion with a Financial Advisor who is regulated by the Financial Conduct Authority.

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 is carried out in a sensible and sensible manner. Fees are sensible.

FREE MARKET APPROACH

Loopplan drawn by Stevenette & Company

gross internal floor area: approximately 1136 sq.ft / 106 sq.m.



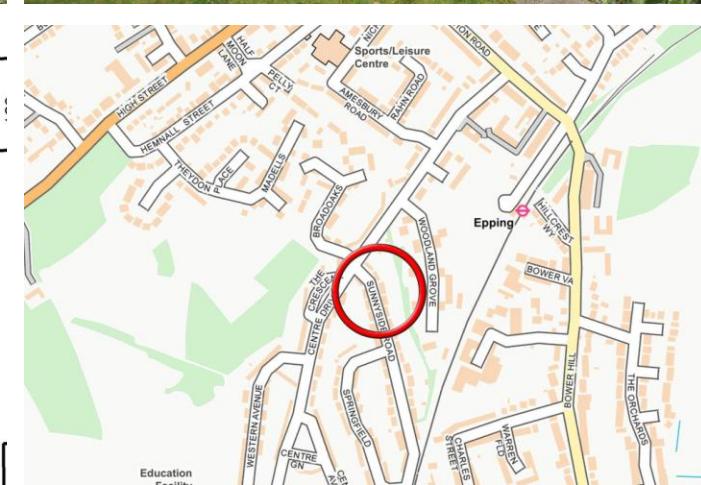
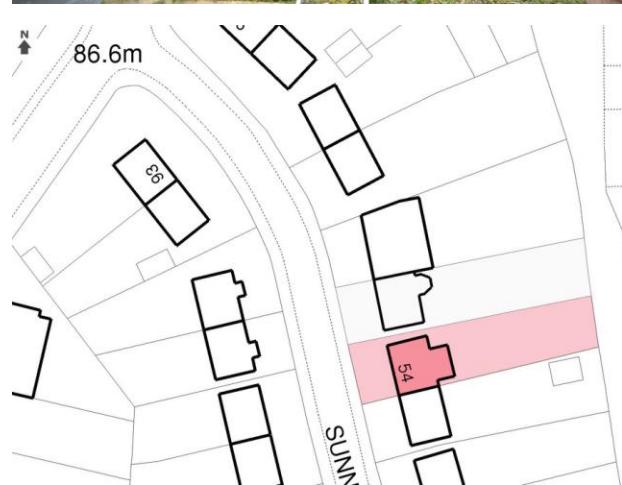
54 Sunnyside Road

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



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)

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.