



## Directions

## Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

## EPC Rating

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	62
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

ipaplus.com

Date: 1/20/2026



7 Sunnyside Drive, Chingford, London, E4 7DZ

Guide Price £700,000

- Offered chain-free 1930's terraced house
- Residential street
- Large garden
- Potential to extend (STPP)
- Short walk to Station Road
- North Chingford location
- Good size rooms
- Garage at rear
- Near Epping Forest
- Close to local schools

# 7 Sunnyside Drive, London E4 7DZ

A well-presented three-bedroom 1930's terraced house situated on the ever-popular Sunnyside Drive, North Chingford.



Council Tax Band: E



A well-presented three-bedroom 1930's terraced house situated on the ever-popular Sunnyside Drive, North Chingford. This charming family home offers generous living accommodation, retaining much of its period character while providing excellent potential for further enhancement.

The ground floor comprises a welcoming entrance hallway, a separate front room, bright and spacious second reception with dining area, and a fitted kitchen with direct access to the garden. Upstairs are three well-proportioned bedrooms and a family bathroom.

One of the standout features of the property is the large garden, ideal for families and outdoor entertaining, which also provides access to a garage located at the rear — a rare and valuable addition for the area.

There is a potential to convert the loft and extend the kitchen (STPP).

Sunnyside Drive is conveniently located for local shops in Station Road and Kings Head pub is around the corner. There are highly regarded schools like St Mary's Primary School and Chingford Foundation School and excellent transport links, including Chingford Station, offering easy access into central London.

Nearby green spaces and Epping Forest further enhance the appeal of this desirable location.

The property represents an excellent opportunity for buyers seeking a characterful 1930's home in a sought-after North Chingford setting.