



St. Albans Road, Coopersale

Offers Over £725,000

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**MILLERS**  
ESTATE AGENTS

**\* DETACHED HOUSE \* THREE OR FOUR BEDROOMS \*  
THREE RECEPTION AREAS \* GARAGE & DRIVEWAY \*  
APPROX. 1,497 SQ FT VOLUME \* FAMILY  
ACCOMMODATION \***

An attractive detached family house offering great kerb appeal in one of Coopersale's more popular residential roads, located in the heart of this popular village. Offering three or four bedrooms, a garage, double driveway, three reception areas and a cosy rear garden.

The accommodation comprises an entrance porch with downstairs cloakroom WC leading into the inner hallway. Stairs ascend to the first floor and doors lead to: a spacious living room featuring a fireplace and double doors open into the dining room. There is a large open kitchen fitted with a range of wall and base units, ample working surfaces and built in appliances. A conservatory opens onto the well-stocked rear garden and has a patio area and side access. The first floor landing leads to the main bedroom which provides and an En-Suite shower room and opens into a large walk in wardrobe (formally bedroom four) this current configuration allows easy conversion back to the fourth bedroom. There is a generous second and third bedroom and a family shower room.

Externally, to the front is a large block paved driveway with parking for two or three vehicles and a garage with electric door. The rear garden is mainly laid to lawn, has a patio area and is enclosed with bushes and mature shrubs. Additionally there is double glazed windows and gas heating via radiators.

St Albans Road, Coopersale is within a stone's throw of the local Primary School and the village Cricket Pitch with access to part of Epping Forest. The village has several local stores and two public houses. Coopersale is situated approximately 1.2 miles east of the larger market town of Epping which links to Liverpool St, London via the central line underground station. Stansted Airport is around 17 miles via the M11 (junction 7) which is approximately 4 miles North.





## GROUND FLOOR

### Porch

6'6" x 3'8" (1.98m x 1.12m)

### Cloakroom WC

6'1" x 2'7" (1.85m x 0.79m)

### Entrance Hall

### Kitchen Dining Room

11'11" x 20'2" (3.64m x 6.15m)

### Conservatory

10'9" x 10'5" (3.28m x 3.18m)

### Living Room

17'8" x 12'10" (5.39m x 3.91m)

## FIRST FLOOR

### Landing

### Bedroom One

12'9" x 11'2" (3.88m x 3.40m)

### En-suite Shower Room

8'1" x 3'11" (2.46m x 1.19m)

### Bedroom Two

8'6" x 11'2" (2.60m x 3.41m)

### Dressing Room / Bed Four

12'0" x 6'2" (3.67m x 1.88m)

### Bedroom Three

9'9" x 8'6" (2.96m x 2.59m)

### Shower Room

5'5" x 6'6" (1.65m x 1.98m)

## EXTERNAL AREA

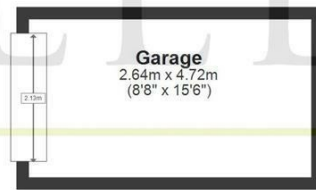
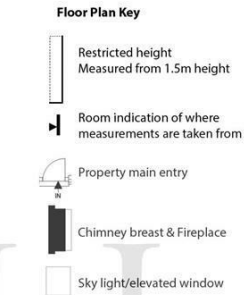
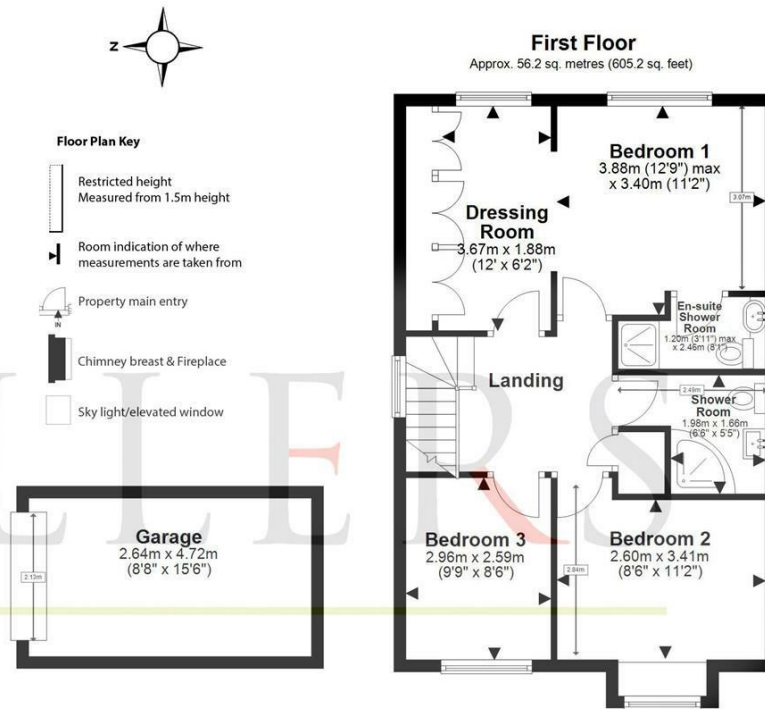
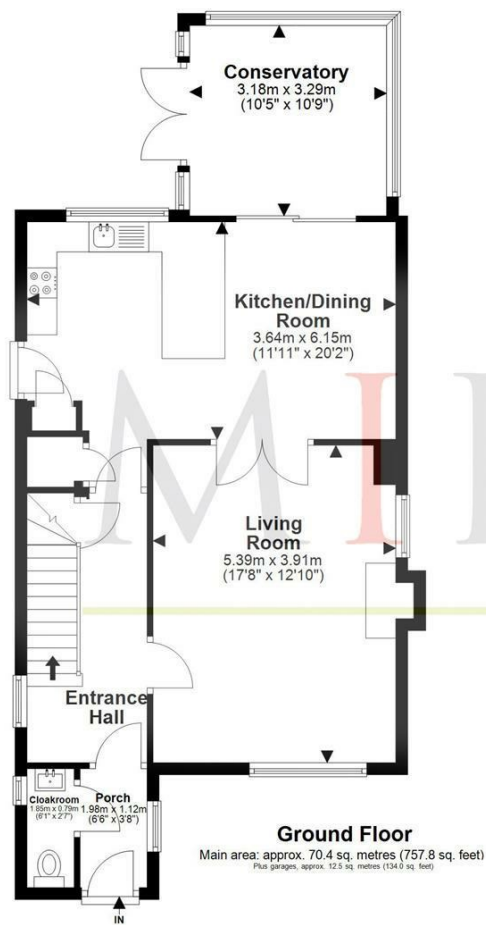
### Garage

15'6" x 8'8" (4.72m x 2.64m)

### Rear Garden

34' x 28' (10.36m x 8.53m)





Main area: Approx. 126.6 sq. metres (1363.0 sq. feet)  
Plus garages, approx. 12.5 sq. metres (134.0 sq. feet)

Total area including garage :  
approx. 139.1sq metres (1497 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  
Plan produced using PlanUp.



| 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 |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.