



Parklands, Coopersale

Guide Price £375,000



MILLERS
ESTATE AGENTS

* SEMI DETACHED HOME * POPULAR VILLAGE LOCATION * CHAIN FREE * THREE BEDROOMS * FRONT & REAR GARDENS * THROUGH LOUNGE/DINER *

We are pleased to offer this three bedroom semi detached family home offering generous accommodation and has no onward chain. The property is situated on the edge of Coopersale in a residential turning, within walking distance to the village shops, public house, primary school and woodland nature reserve.

The accommodation comprises an entrance hallway which leads to a through lounge/diner with patio doors to the rear garden and a kitchen which needs a little work and benefits with a door to the rear garden. The first floor has three bedrooms, a shower room plus a separate WC.

Outside to the front is a great front lawn with mature trees and hedge borders. The rear garden has a patio area to the immediate rear and leads to a lawn area having well established shrub, flower and tree borders. There is side access.

Coopersale Village offers the feel of a rural location but is less than two miles to the larger market town of Epping which offers London access via a Central Line Tube Station. Coopersale is accessible to parts of Epping forest, the Essex Way and is only a short drive to the M11 at Hastingwood giving access to Cambridge and the A414 connecting Chelmsford, Harlow and Hertford. AN INTERNAL VIEWING IS ESSENTIAL.





GROUND FLOOR

Entrance Hall

Living Room

11'4" x 13'4" (3.45m x 4.06m)

Dining Room

12'3" x 9'9" (3.73m x 2.97m)

Kitchen

12'8" x 9'5" (3.87m x 2.87m)

First Floor Landing

Bedroom One

13'5" x 9'10" (4.09m x 2.99m)

Bedroom Two

10'1" x 9'10" (3.08m x 2.99m)

Bedroom Three

10'2" x 9'2" (3.10m x 2.80m)



Shower Room

6'4" x 5'4" (1.93m x 1.63m)

Separate Toilet

6'2" x 2'7" (1.88m x 0.79m)

EXTERNAL AREA

Rear Garden

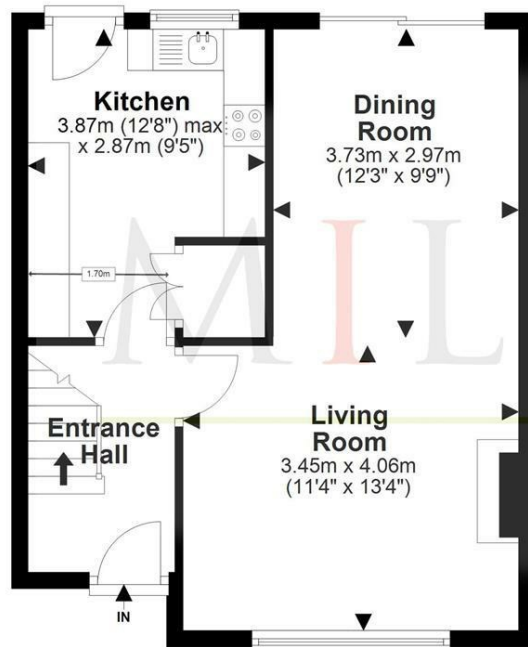
37'8" x 21'9" (11.48m x 6.63m)

Front Garden

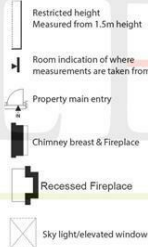


Ground Floor

Approx. 41.9 sq. metres (451.5 sq. feet)

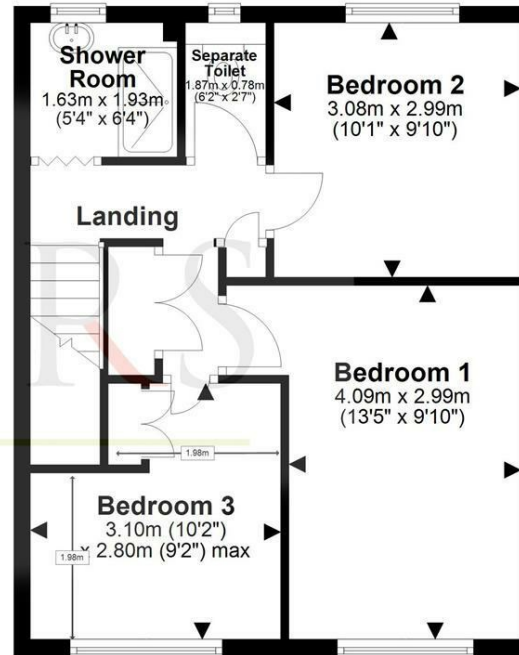


Floor Plan Key



First Floor

Approx. 44.4 sq. metres (477.5 sq. feet)



Total area: approx. 86.3 sq. metres (929.0 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.



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.

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

229 High Street, Epping, Essex, CM16 4BP

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

www.millersepping.co.uk