



Parklands, Coopersale, Epping
Price Range £350,000 - £365,000



MILLERS
ESTATE AGENTS

* PRICE RANGE £350,000 - £365,000 *
MODERN TERRACE HOME * POPULAR
VILLAGE LOCATION * TWO DOUBLE
BEDROOMS * BEAUTIFULLY PRESENTED
REAR GARDEN * MODERN ELECTRIC
HEATING * INTERNAL INSPECTION
STRONGLY RECOMMENDED *

We are pleased to offer this modern two bedroom terraced family home offering generous accommodation. 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 lounge and kitchen/dining room which leads to the rear garden. The first floor has two double bedrooms and a modern bathroom/wc. The rear garden is immaculately kept by the current owner.

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

Living Room

12'10" max x 11'4" (3.91m max x 3.45m)

Kitchen Dining Room

10'7" max x 17'4" (3.23m max x 5.28m)

FIRST FLOOR

Bedroom One (max)

11'3" x 17'1" (3.45m x 5.23m)

Bedroom (max)

12'1" x 7'7" (3.68m x 2.31m)

Bathroom

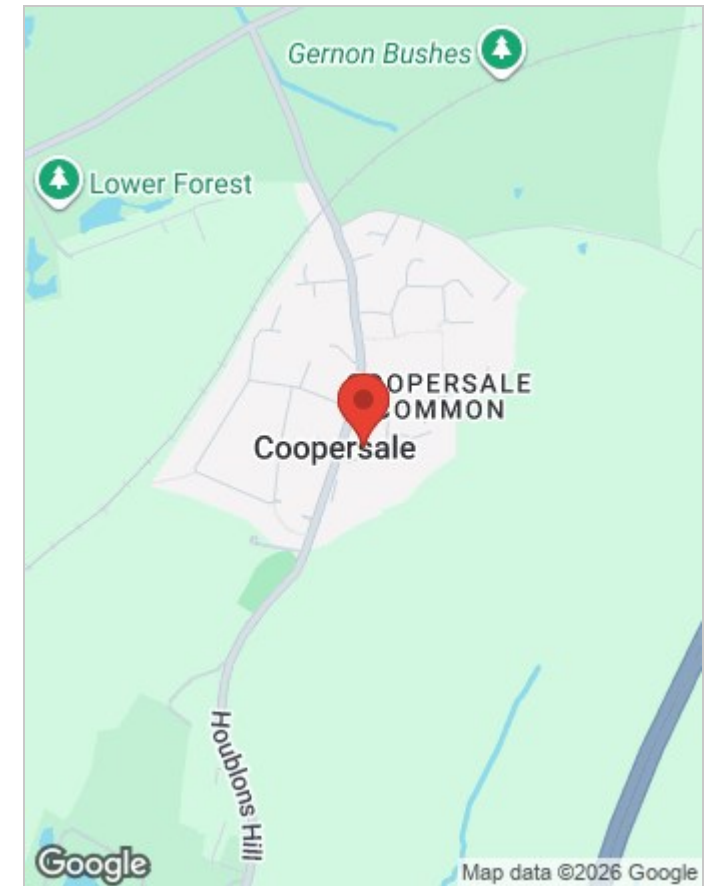
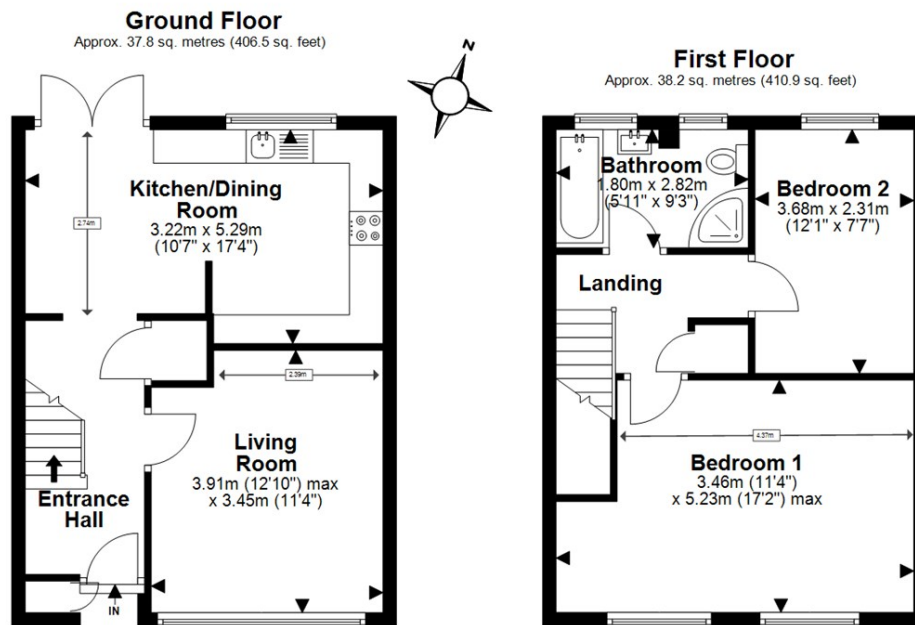
9'3" x 5'11" (2.82m x 1.80m)

EXTERIOR

Rear Garden (max)

37'10 x 18'0 (11.53m x 5.49m)





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	
		46	63

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.

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