



**Brickfield Road, Coopersale**

**Guide Price £385,000**



**MILLERS**  
ESTATE AGENTS

**\* EXTENDED PROPERTY \* MIDDLE TERRACED \* TWO DOUBLE BEDROOMS \* VILLAGE LOCATION \* WELL PRESENTED \* ALLOCATED PARKING SPACE \* TWO RECEPTION ROOMS \* CHAIN FREE \***

We are pleased to present this well-maintained two-bedroom home, located in a mid-terrace position within an attractive row of houses. This property is part of the desirable & modern Brickfield development, situated in the peaceful village of Coopersale. It is just a short walk from the local cricket and football grounds, open parkland, and sections of Epping Forest.

This ideal starter home has been extended and enhanced by the current owners and features a stylish white fitted kitchen with spaces for a breakfast table. The living room boasts a feature staircase, wooden flooring, and a doorway leading to the entrance porch. There is also a family room to the rear with doors that open directly to the rear garden.

On the first floor, the landing provides access to two double bedrooms, both of which are equipped with a range of fitted wardrobes. The fully fitted family shower room includes a double-width shower, white sanitary ware & well-appointed tiling. The cottage-style garden has feature stonework, rear gated access & a convenient workshop. The property benefits from uPVC double glazed windows and radiator heating, while parking is available in allocated spaces at the front.

Coopersale is a peaceful village surrounded by open farmland & parts of Epping forest, popular amongst young families, mountain bikers, ramblers and horse riders. The village benefits from a local primary school, a parade of shops & two very popular village pub restaurants; The Garnon Buses & The Theydon Oak. Coopersale offers easy access to the larger town of Epping for the underground serving London, its busy High Street offering a range of shops, cafes, bars & restaurants, and is a short drive to the M11 at Hastingwood or M25 at Waltham Abbey. There are bus connections from the Epping Road to both Epping and North Weal





## GROUND FLOOR

### Porch

5' x 3'11" (1.52m x 1.19m)

### Living Room

13'1" x 12'10" (3.99m x 3.91m)

### Kitchen Breakfast Room

11'0" x 12'10" (3.35m x 3.91m)

### Family Room

8'3" x 10'4" (2.51m x 3.14m)

## FIRST FLOOR

### Landing

6'6" x 5'10" (1.97m x 1.78m)

### Bedroom One

8'9" x 11'1" (2.67m x 3.37m)

### Bedroom Two

8'9" x 12'9" (2.69m x 3.91m)

### Bathroom

6'8" x 6'5" (2.03m x 1.96m)

## EXTERNAL AREA

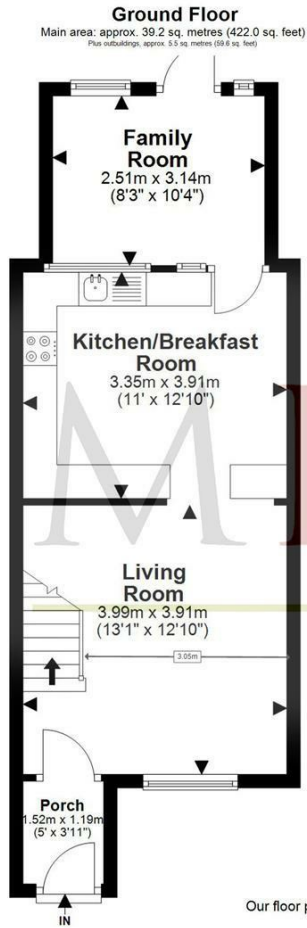
### Workshop (max)

8'7" x 4'5" (2.62m x 1.35m)

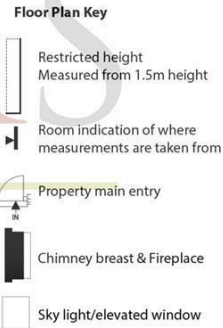
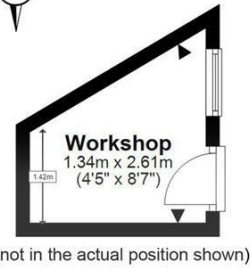
### Rear Garden

35' x 15'3" (10.67m x 4.65m)





**First Floor**  
Approx. 29.4 sq. metres (316.3 sq. feet)



Main area: Approx. 68.6 sq. metres (738.3 sq. feet)  
Plus outbuildings, approx. 5.5 sq. metres (59.6 sq. feet)

**Total area including outbuildings: approx. 74.1 sq metres (797.9 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



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

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