



**Coopersale Common, Coopersale**  
**Offers Over £600,000**

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**MILLERS**  
ESTATE AGENTS



**\* STUNNING SEMI DETACHED \* CHARACTER COTTAGE \* IMMACULATE THROUGHOUT \* EXPOSED BRICK FIREPLACE \* THREE DOUBLE BEDROOMS \* TWO BATHROOMS \* OFF STREET PARKING \***

This stunning semi detached character cottage is full of charm and character with an extended and well planned layout. Situated in a pretty desirable village location with shops, local pub and restaurant, along with a popular school.

This wonderful extended home comprises with an entrance porch with door leading to a cosy lounge and study/snug area featuring an exposed brick chimney breast with open fireplace, stairs lead up to the first floor. A kitchen/breakfast room with newly fitted worktops opens onto a bright and airy dining room with bifold doors overlooking the rear garden. The garage has been arranged to offer a utility area and gym. There is a ground floor master bedroom and contemporary en-suite shower room. Upstairs benefits with having two double bedroom and a family bathroom. Outside to the front is a small cottage garden with picket fence, a shingle driveway allows off road parking for two vehicles. The rear garden has a patio area to the immediate rear with the rest being mainly laid to lawn with shrub and bush borders along with two storage sheds.

Coopersale is a peaceful village surrounded by open farmland and parts of Epping Forest which is popular amongst young families, mountain bikers, ramblers, and horse riders. The village benefits from a local primary school, a parade of shops and a two very popular village pub restaurants; The Garnon Bushes and 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, and 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 Weald







## GROUND FLOOR

### Entrance Porch

3'2" x 5'6" (0.99m x 1.70m)

### Living Room

11'6" x 10'10" (3.51m x 3.31m)

### Snug/Study

7'5" x 12'2" (2.26m x 3.71m)

### Kitchen

9'3" x 11'5" (2.82m x 3.48m)

### Dining Room

8'1" x 11'5" (2.46m x 3.47m)

### Ground Floor Bed Two

8'5" x 8'0" (2.57m x 2.43m)

### Dressing Area

6'10" x 9'5" (2.09m x 2.88m)

### En-suite Shower Room

5'7" x 5'5" (1.72m x 1.67m)

### Utility Room

9'0" x 9'11" (2.75m x 3.03m)

## FIRST FLOOR

### Bedroom One

11'8" x 12'3" (3.56m x 3.73m)

### Bedroom Three

9'8" x 9'3" (2.94m x 2.83m)

### Family Bathroom

8'0" x 5'9" (2.44 x 1.75)

## EXTERNAL AREA

### Front Garden

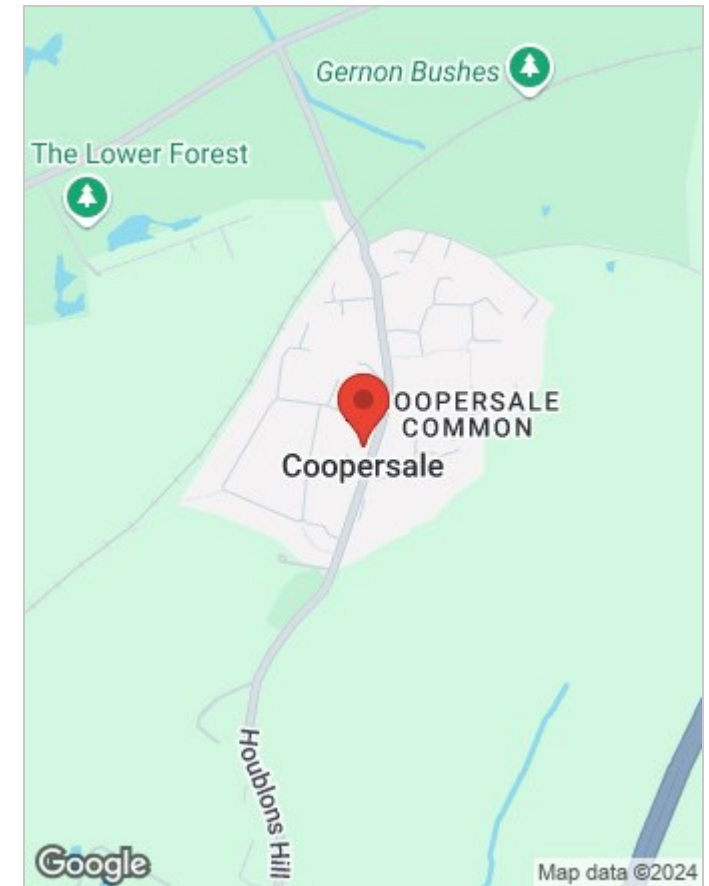
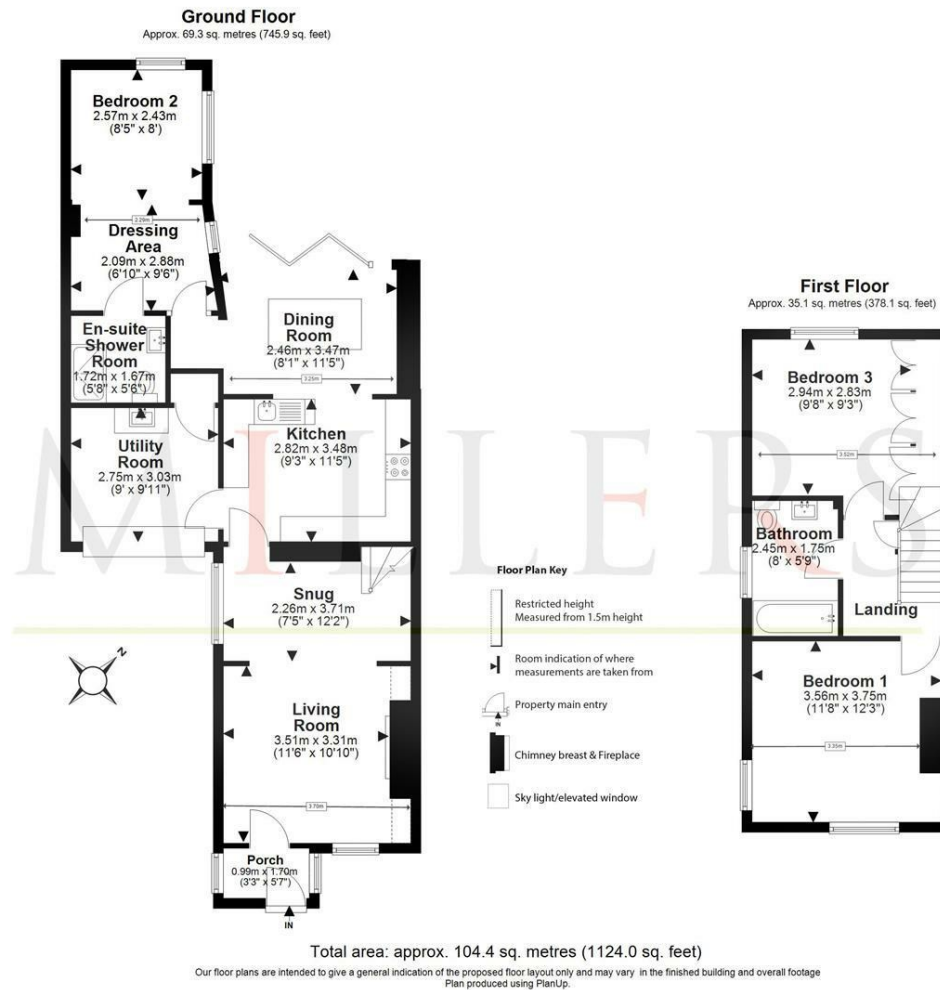
### Rear Garden

### Gravelled Driveway

### Two Brick Built Sheds







Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	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>		80	(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>	60		(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.

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