



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



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 airing 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

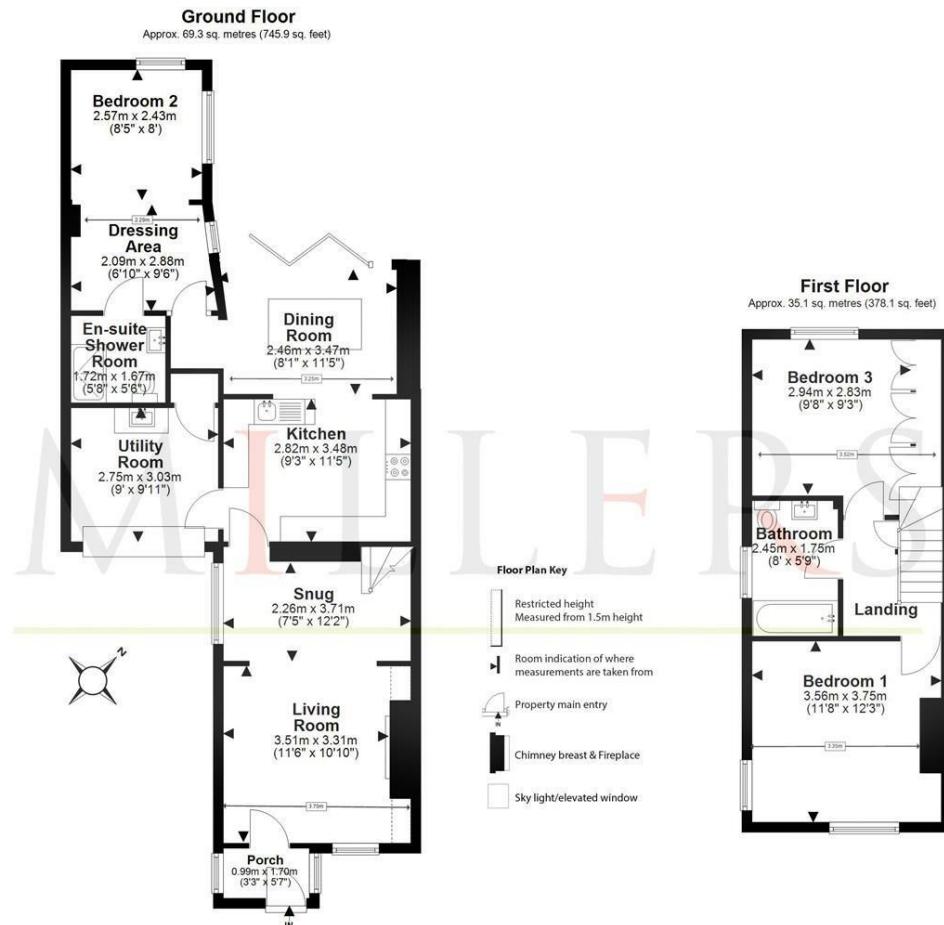
Front Garden

Rear Garden

Gravelled Driveway

Two Brick Built Sheds





Total area: approx. 104.4 sq. metres (1124.0 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.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	80	
(69-80)	C	60	
(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	EU Directive 2002/91/EC

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B	76	
(69-80)	C	53	
(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	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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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