



**Coopersale Street, Fiddlers Hamlet, Epping**

**Price Range £950,000 to £1,050,000**

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**MILLERS**  
ESTATE AGENTS

\* PRICE RANGE: £950,000 - £1,000,000 \*  
DETACHED COACH HOUSE \* BEAUTIFULLY FINISHED  
\* PRIVATE GATED ENTRANCE \* SEMI RURAL  
LOCATION \* 1.3 MILES TO STATION \*

Tucked away in the picturesque Fiddlers Hamlet, this charming period home blends character with comfort. Backing onto open farmland, this gated property offers a sense of seclusion while remaining just a short drive from Epping's vibrant town centre & its convenient station to London. With three inviting reception areas, three well-proportioned bedrooms & a stylish outdoor space perfect for entertaining, this home is designed for both relaxation & lively gatherings.

Step through the front door into a welcoming entrance hallway that flows seamlessly into the living room, setting the tone for the rest of the home. The beautifully appointed kitchen breakfast room features granite worktops, integrated appliances & a matching breakfast peninsula, making it a wonderful space for both everyday meals & special occasions. The adjoining family room, with its vaulted ceiling & bi-folding doors, opens directly onto the gardens, inviting the outdoors in. The ground floor also offers a master bedroom with built-in wardrobes & a sleek shower room.

Upstairs, the landing leads to two generous double bedrooms, each with built-in wardrobes & a stylish family bathroom. The gated entrance provides secure parking for several vehicles on a gravel driveway. Beyond a charming wooden picket fence & gate, the landscaped garden unfolds with a lush lawn, colourful flower & shrub borders & a beautifully crafted solid-wood pergola - an ideal spot to unwind or entertain guests.

Fiddlers Hamlet enjoys a wonderful position close to both Epping & Theydon Bois, where you'll find a wide array of shops, restaurants & welcoming public houses. The renowned Theydon Oak pub House is just a short stroll away, while several golf courses & highly regarded state & private schools are all within easy reach.





## GROUND FLOOR

### Living Room

15'3" x 15'7" (4.66m x 4.74m)

### Kitchen Breakfast Room

13'10" x 12'3" (4.22m x 3.73m)

### Family Room

14'3" x 10'5" (4.35m x 3.18m)

### Bedroom One

11'10" x 10'0" (3.60m x 3.05m)

### Shower Room

6'10" x 8'1" (2.08m x 2.46m)

## FIRST FLOOR

### Bedroom Two

8'0" x 14'1" (2.44m x 4.28m)

### Bathroom

5'8" x 7'3" (1.73m x 2.21m)

### Bedroom Three

8'0" x 10'2" (2.44m x 3.10m)

## EXTERNAL AREA

### Rear Garden

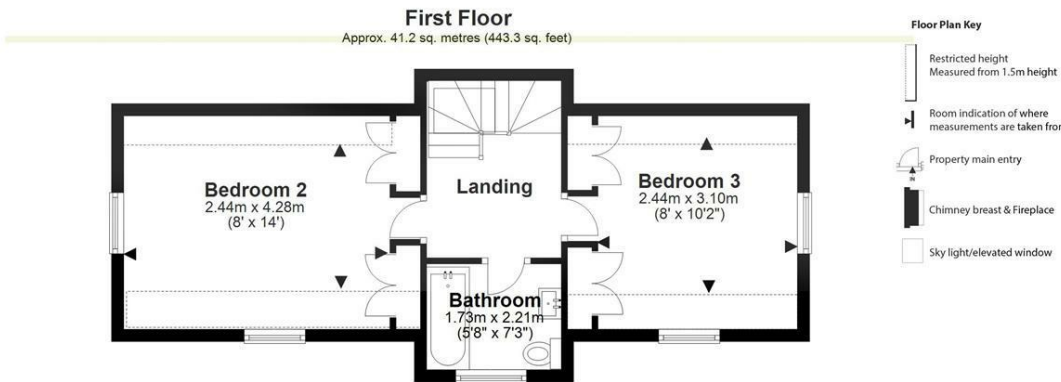
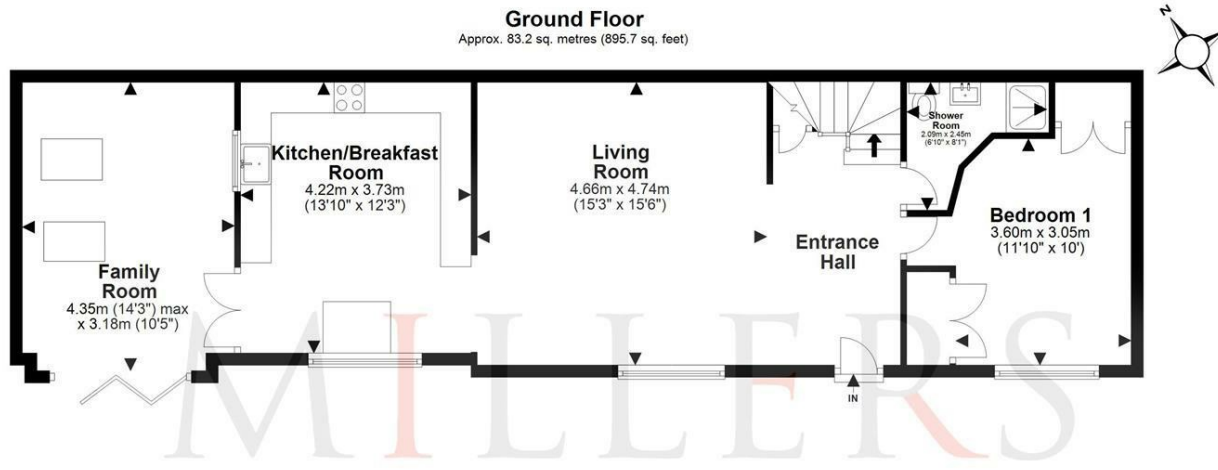
57' x 25' (17.37m x 7.62m)

### Courtyard

14'6" x 14'6" (4.42m x 4.42m)

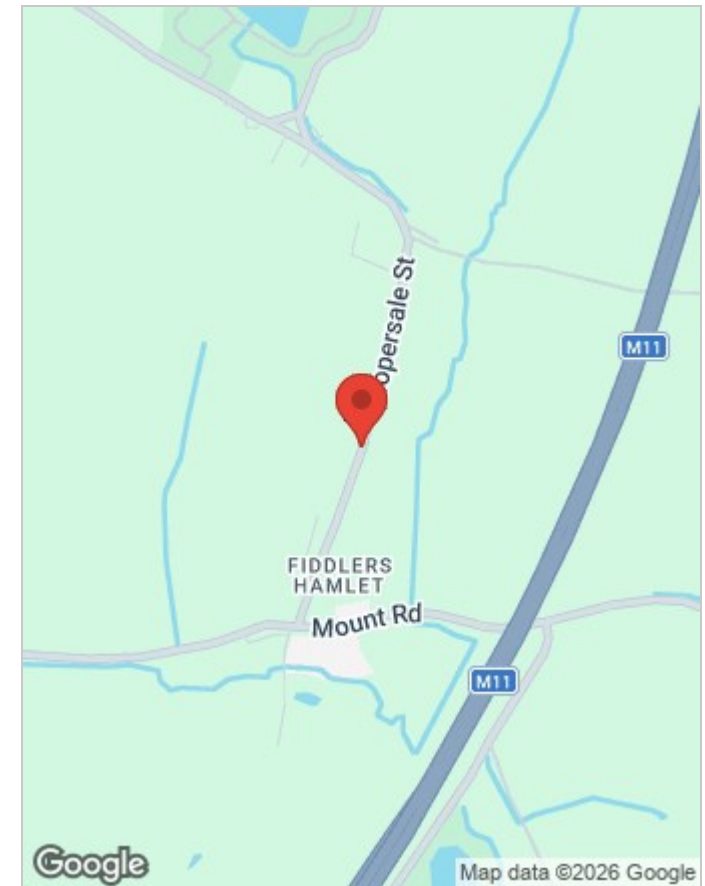
### Driveway (max)

79'11" x 22'0" (24.38m x 6.71m)



Total area: approx. 124.4 sq. metres (1339.0 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 <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>		<b>97</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>	<b>68</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			
England & Wales		EU Directive 2002/91/EC	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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