



Parklands, Coopersale

Asking Price £325,000



MILLERS
ESTATE AGENTS

*** MODERN TERRACE HOME *
POPULAR VILLAGE LOCATION *
CHAIN FREE * TWO DOUBLE
BEDROOMS * FRONT & REAR
GARDENS ***

We are pleased to offer this modern two bedroom terraced family home offering generous accommodation and has no onward chain. 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 diner and a kitchen breakfast room which leads to the rear garden. The first floor has two double bedrooms, a separate WC and two-piece bathroom. The rear garden is block paved for easy maintenance and benefits from rear access plus timber garden shed.

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 a 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

14'6" x 11'3" (4.42m x 3.42m)

Kitchen

9'4" x 17'3" (2.84m x 5.26m)

FIRST FLOOR

Bedroom One

12'0" x 17'6" (3.65m x 5.33m)

Bedroom Two

12'4" x 7'10" (3.75m x 2.38m)

Separate Toilet

5'11" x 2'6" (1.80m x 0.76m)

Bathroom

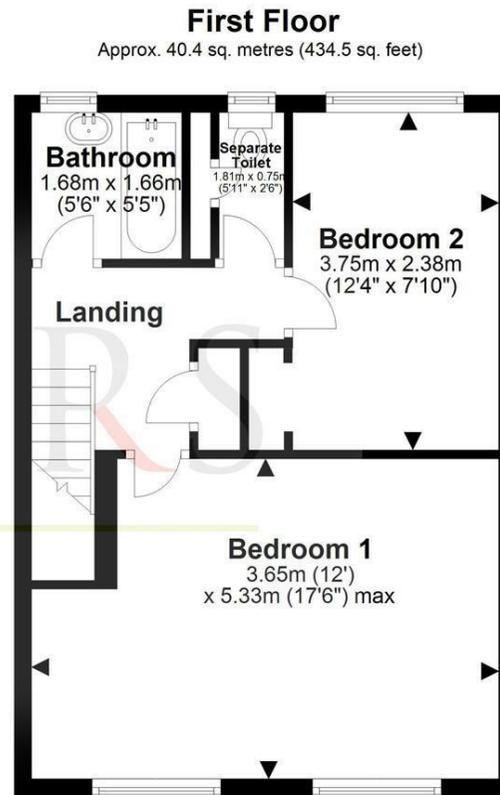
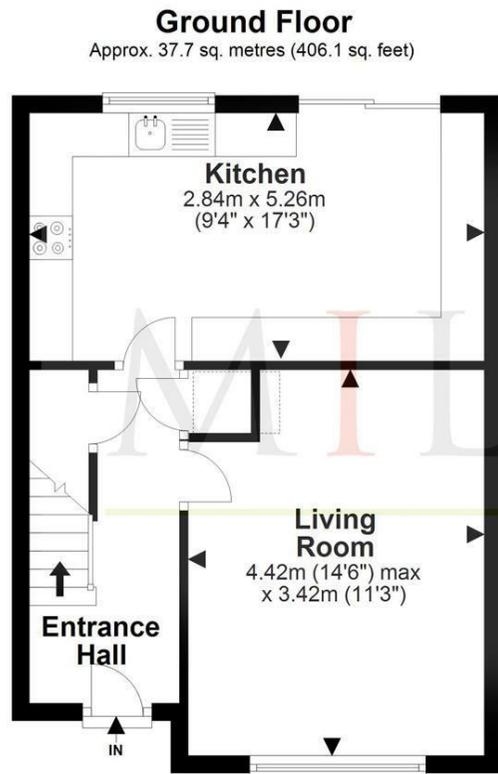
5'6" x 5'5" (1.68m x 1.65m)

EXTERNAL AREA

Rear Garden

36'3" x 18'4" (11.05m x 5.59m)





- Floor Plan Key**
- Restricted height
Measured from 1.5m height
 - Room indication of where
measurements are taken from
 - Property main entry
 - Chimney breast & Fireplace
 - Sky light/elevated window

Total area: approx. 78.1 sq. metres (840.6 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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