



**Coopersale Common, Coopersale**

**Asking Price £899,995**

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**MILLERS**  
ESTATE AGENTS

**\* BEAUTIFULLY FINISHED \* STYLISH PERIOD PROPERTY \* SEMI-DETACHED \* MODERN INTERIOR \* FOUR BEDROOMS \* 1636 SQ FT ACCOMMODATION \* PLANNING PERMISSION FOR LARGE OFFICE or GYM\***

An exceptional period property that has been remodelled & extended to create this outstanding family home. The accommodation has been designed to offer a popular blend of modern spacious accommodation with a character feel. This exceptional house is situated in the quiet village of Coopersale, within a few minutes' walk of the village primary school, convenience shops & parts of Epping Forest / Nature reserve.

Secure electric gates allow access to a spotless front garden which offers ample parking on a resin set driveway. Entering the house via composite doors leads to the inner hallway; finished with porcelain tiles, a feature glass wall & stairs ascending to the first floor. The living room features stylish folding & glassed doors to the front, allowing lots of natural light, herringbone flooring & a feature fireplace. There is an beautifully finished kitchen with a central island, finished with grey/black matte units, "SIEMANS" appliances, wall mounted, designer extractor & granite work tops. Opening into the dining area offering ample space for a family sized table and chairs. There is a separate utility room with built in appliances and a cloakroom WC.

The 1st floor offers a large landing with space for a study area, four stunning bedrooms, with bedroom four currently used as a walk-in wardrobe. The beautifully finished family bathroom comprises a four-piece suite including a stand-alone bath, double width shower and finished with black fittings. The property offers landscaped garden to the side which provides an amazing area for entertaining & includes a stone patio, low maintenance grass and an external cooking station including wine drinks cooler. There is a separate & detached home office or study room.

**\*\* THIS IS AN EXCEPTIONAL PROPERTY & INTERNAL VIEWING IS ESSENTIAL \*\***





## GROUND FLOOR

### Living Room

23'4" x 12'1" (7.10m x 3.69m)

### Dining Room

10'8" x 10'10" (3.25m x 3.31m)

### Kitchen

14'8" x 6'7" (4.46m x 2.00m)

### Utility Room

7'10" x 7'8" (2.39m x 2.34m)

### Cloakroom WC

### Study

7'3" x 9'3" (2.21m x 2.82m)

## FIRST FLOOR

### Bedroom One

10'11" x 11'11" (3.32m x 3.64m)

### Bedroom Two

19'3" x 14'7" (5.87m x 4.45m)

### Bedroom Three

9'3" x 8'7" (2.82m x 2.61m)

### Bedroom Four

10'11" x 8'1" (3.32m x 2.46m)

### Bathroom

10'9" x 9'8" (3.28m x 2.95m)

## EXTERNAL AREA

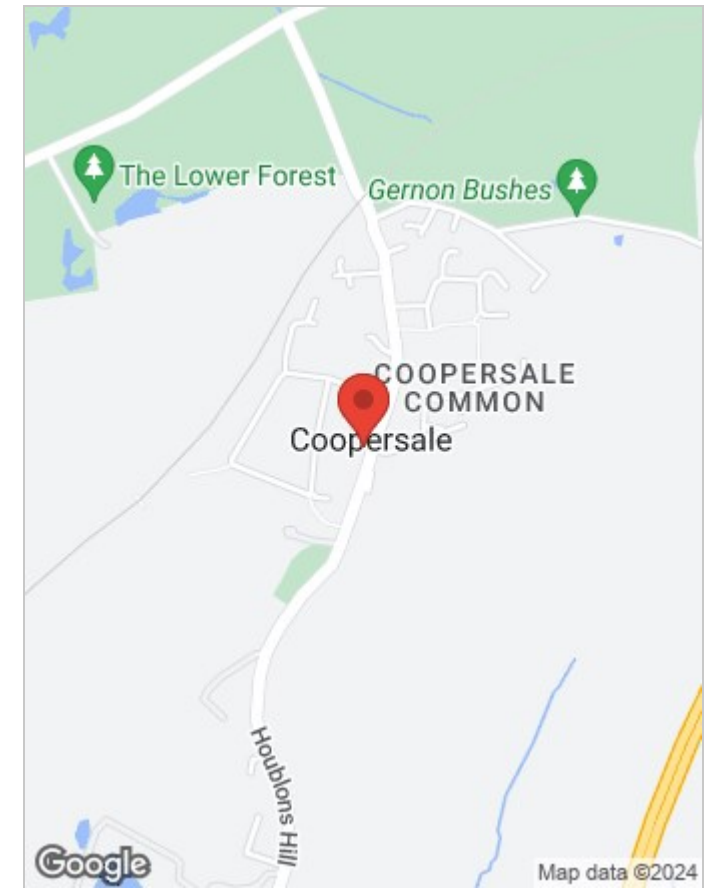
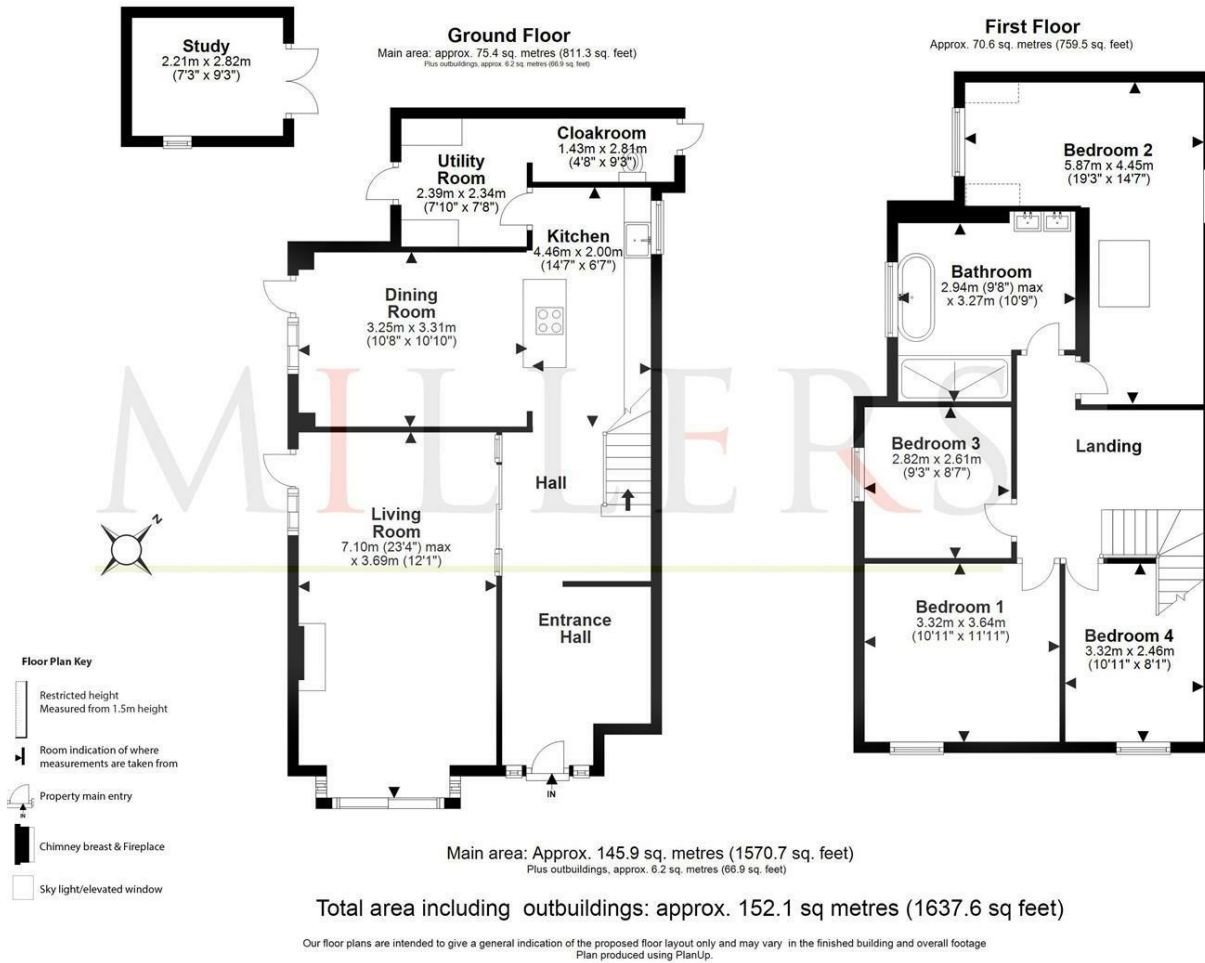
### Side Garden

40' x 17'2" (12.19m x 5.23m)

### Garden Office or Gym (Permission Granted)

26'2" x 13'1" (8m x 4m)





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>		<b>84</b>	(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>	<b>56</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.

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