



Coopersale Street, Epping

Offers Over £975,000



MILLERS
ESTATE AGENTS

*** EXTENDED ACCOMMODATION * 5 BEDS & 4 RECEPTIONS * KITCHEN BREAKFAST ROOM * SEMI RURAL POSITION * APPROX. 2,251 SQ FT VOLUME * 1.5 MILES TO EPPING HIGH ST * STUNNING PROPERTY ***

An outstanding family home providing extended family accommodation, arranged over two floors. Comprising beautifully presented and generous living accommodation, which will suit the larger family or the buyer with a lifestyle preferring entertaining. Sitting on a desirable plot offering a proximity to farmland and forest land, yet only 1.5 miles to Epping town, with its busy high street and Central Line tube station, serving London.

There is a stunning kitchen breakfast room, designed to maximise the space for those who love to cook. Enjoying three built in ovens, a matching microwave, double width induction hob and countertop extractor. Featuring an expanse of granite worktops incorporating the breakfast bar with high gloss units. Opening into a delightful snug area with a black log burner and feature chimney which leads to a separate dining area. The living room has a cosy feel with its feature fireplace. And the separate family room offers a great place for relaxing or entertaining. A utility room, home study room and cloakroom WC, finish the ground floor. Stairs ascend to the vaulted landing which feels bright and spacious. The generous master bedroom has fitted wardrobes and beautifully finished ensuite. A fitted family bathroom is finished with white sanitary ware and has immaculately tiled walls. There are four other bedrooms, three with fitted wardrobes.

Situated well back from Coopersale Street & enclosed in wooden fencing, the front garden provides a large, paved area for off road parking, with the remainder laid to lawn. Side access leads to a westerly facing plot, which is secluded and landscaped. Offering a choice of paved terraces for outdoor entertaining, a pergola with sitting area, central lawn & a "trainer" swimming pool with sliding domed cover.





GROUND FLOOR

Family Room

13'1" x 17'5" (3.98m x 5.31m)

Dining Area

13'6" x 7'8" (4.11m x 2.33m)

Utility Room

5'2" x 8'9" (1.58m x 2.67m)

Cloakroom WC

5'1" x 5' (1.55m x 1.52m)

Snug

15'0" x 10'1" (4.56m x 3.08m)

Kitchen Breakfast Room

16'11" x 10'3" (5.16m x 3.13m)

Living Room

15'5" x 13'4" (4.70m x 4.06m)

Study

7'10" x 8'11" (2.38m x 2.72m)



FIRST FLOOR

Bedroom One

19'8" x 11'9" (5.99m x 3.59m)

En-suite Shower Room

10' x 4'9" (3.05m x 1.45m)

Bedroom Two

11'3" x 11'5" (3.42m x 3.48m)

Bedroom Three

11'3" x 10'11" (3.42m x 3.34m)

Bedroom Four

11'4" x 11'2" (3.46m x 3.40m)

Bedroom Five

7'8" x 8'8" (2.33m x 2.64m)

Bathroom

12'7" x 4'10" (3.84m x 1.47m)

EXTERNAL AREA

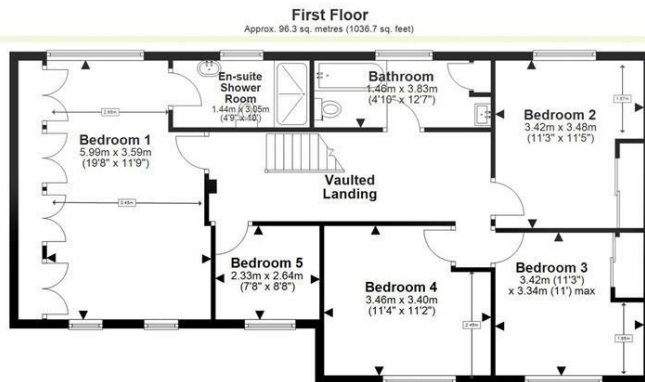
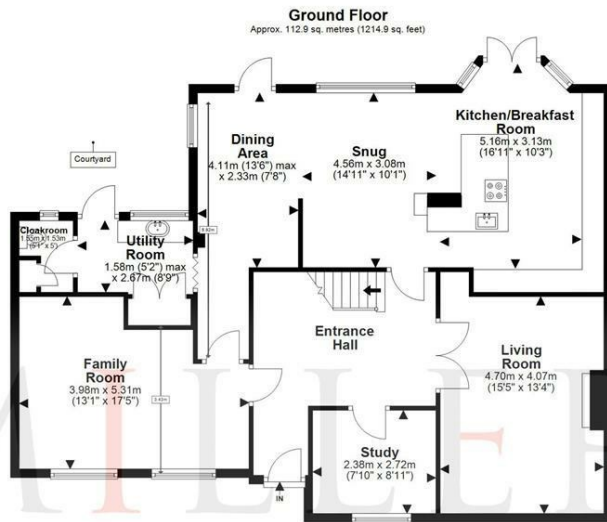
Rear Garden

40'5" x 46'10" (12.32m x 14.27m)

Courtyard

11' x 15'10" (3.35m x 4.83m)

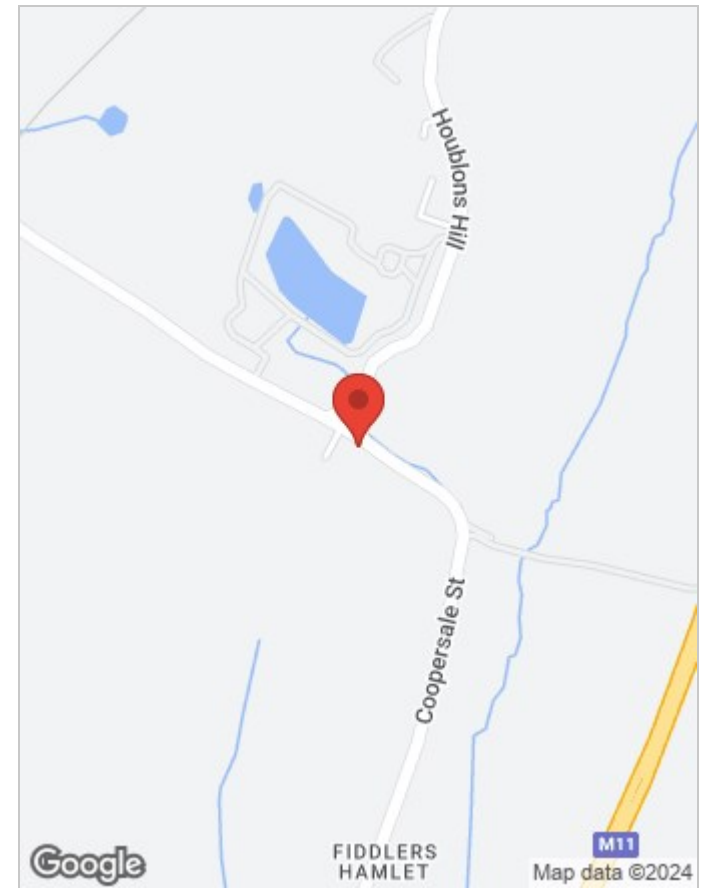




- Floor Plan Key**
- Restricted height
Measured from 1.5m height
 - Room indication of where
measurements are taken from
 - Property main entry
 - Chimney breast & fireplace
 - Sky light/elevated window

Total area: approx. 209.2 sq. metres (2251.7 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		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	80	England & Wales	EU Directive 2002/91/EC	1

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.