



Laburnum Road, Coopersale

Price Range £750,000



MILLERS
ESTATE AGENTS

***PRICE RANGE £750,000 TO £765,000 * SEMI DETACHED HOUSE * EXTENDED CHARACTER HOME * FOUR BEDROOMS * BATHROOM & SHOWER ROOM * WELL ESTABLISHED GARDEN * GARAGE & DRIVEWAY * CHAIN FREE ***

A wonderful character semi detached home offering four bedroom accommodation situated in a popular village location. Close to parts of Epping forest, the village shops and being a short distance to Epping with its Central line station.

We are delighted to offer for sale this fabulous 1930's character home. The accommodation comprises an entrance hallway, through lounge / family room with a feature fireplace, double doors open into the dining room which benefits with French doors leading to the rear garden. There is a spacious fully fitted kitchen, an inner hallway with doors to a ground floor cloakroom WC, the rear garden which has access to the garage. The first floor landing leads to four generous bedrooms, two with fitted wardrobes. The family bathroom and the separate shower room are finished with white sanitary ware. Outside to the front there is a block paved driveway providing off street parking and leads to the integral garage. The rear garden enjoys a patio area to the immediate rear, perfect for "Al Fresco" dining. There is a large lawn area with well established hedging, shrub and trees to the borders.

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

2'11" x 5'1" (0.89m x 1.55m)

Entrance Hall

Living Room

11'10" x 11'11" (3.61m x 3.63m)

Family Room

12'0" x 11'0" (3.65m x 3.35m)

Dining Room

9'4" x 9'4" (2.84m x 2.85m)

Kitchen

9'8" x 11'2" (2.94m x 3.40m)

Kitchen Area

8'4" x 4'9" (2.55m x 1.44m)

Cloakroom WC

3' x 3'2" (0.91m x 0.97m)

FIRST FLOOR

Landing

Bedroom One

12'1" x 9'7" (3.69m x 2.92m)

Bedroom Two

12'6" x 8'9" (3.80m x 2.67m)

Bedroom Three

10'5" x 7'4" (3.18m x 2.24m)

Bedroom Four

7'5" x 7'6" (2.27m x 2.28m)

Bathroom

8'10 x 7'4 (2.69m x 2.24m)

Shower Room

5'6 x 6' (1.68m x 1.83m)

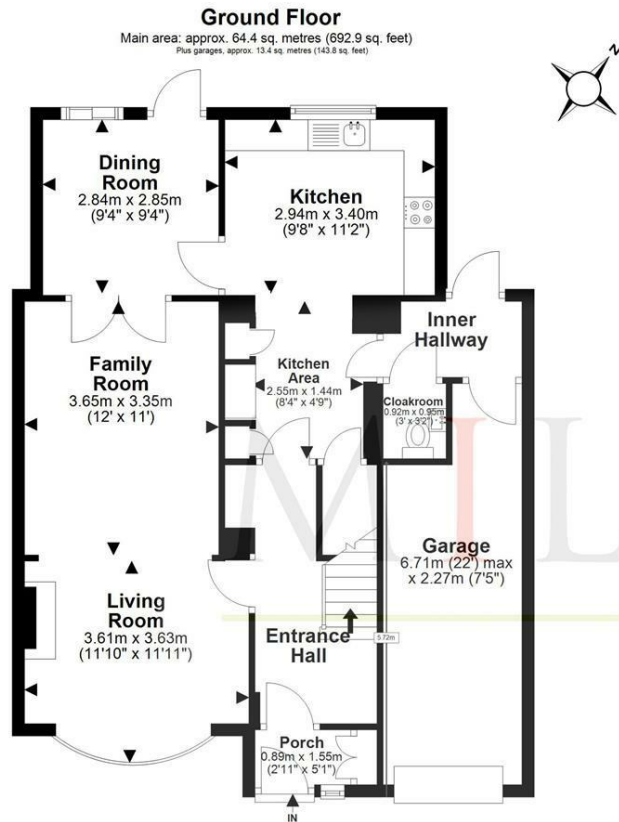
EXTERNAL AREA

Driveway

Garage

22' x 7'5" (6.71m x 2.26m)

Rear Garden



Main area: Approx. 117.5 sq. metres (1264.3 sq. feet)
Plus garages, approx. 13.4 sq. metres (143.8 sq. feet)

Total area including garage : approx. 130.9 sq metres (1408.1 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			78
(81-91) B			
(69-80) C			
(55-68) D		66	
(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.

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.