



Parklands, Coopersale.

£399,995



MILLERS
ESTATE AGENTS

*** SEMI DETACHED HOUSE * POPULAR VILLAGE LOCATION * NO ONWARD CHAIN * THREE BEDROOMS * 957.9 SQ FT VOLUME * THROUGH LOUNGE DINER * WALK TO PRIMARY SCHOOL ***

We are pleased to offer this three-bedroom semi detached, family home offering generous accommodation with the benefit of no onward chain. The property is situated in the heart of Coopersale on this popular residential development within walking distance to the village shops, public house, primary school and woodland nature reserve.

The accommodation comprises an entrance hallway with stairs to the first floor and doors leading to a through lounge dining room. There is a kitchen fitted with a range of units with works tops, and spaces for an upright fridge freezer and washing machine. The rear garden is accessible via the kitchen which does need a little work. The first-floor landing has doors giving access to a loft storage void, three bedrooms and a shower room comprising a three-piece suite. Externally, the front garden is laid to lawn and has a garden path to the front door. The rear garden has a patio area to the immediate rear, a lawn area and both side and rear access. Additionally, the property has double-glazed windows and gas heating via radiators

Parklands, Coopersale is within a stone's throw of the local Primary School and the village Cricket Pitch with access to part of Epping Forest. The village has several local stores and two public houses. Coopersale is situated approximately 1.2 miles east of the larger market town of Epping which links to Liverpool St, London via the central line underground station. Stansted Airport is around 17 miles via the M11 (junction 7) which is approximately 4 miles North.





GROUND FLOOR

Kitchen

12'7" x 9'5" (3.84m x 2.86m)

Living Dining Room

24'0" x 13'4" (7.31m x 4.06m)

FIRST FLOOR

Bedroom One

13'6" x 9'11" (4.11m x 3.02m)

Bedroom Two

10'4" x 9'11" (3.15m x 3.01m)

Shower Room

5'8" x 8'11" (1.73m x 2.74m)

Bedroom Three

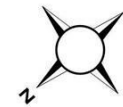
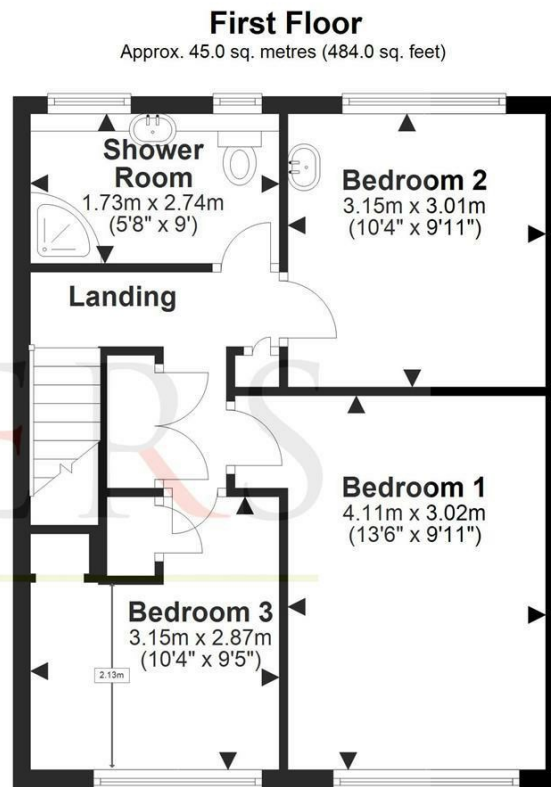
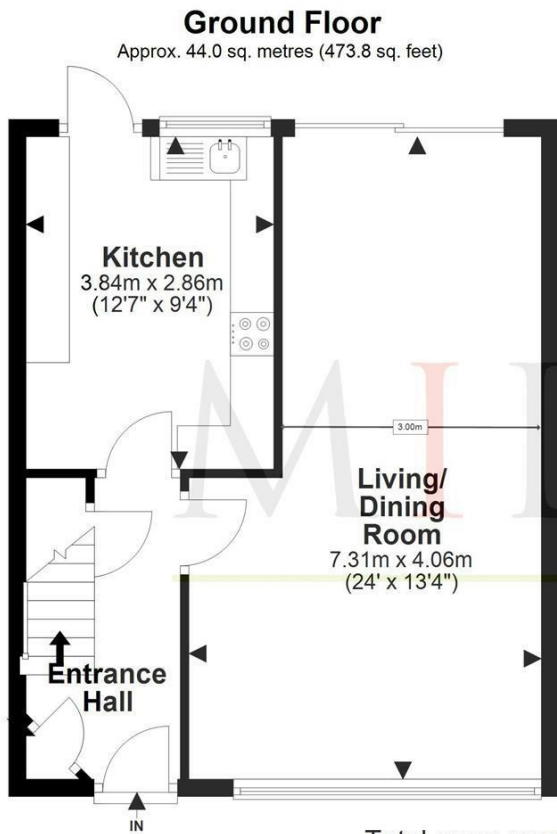
10'4" x 9'5" (3.15m x 2.87m)

EXTERNAL AREA

Rear Garden

33'2" x 23'7" (10.11m x 7.19m)



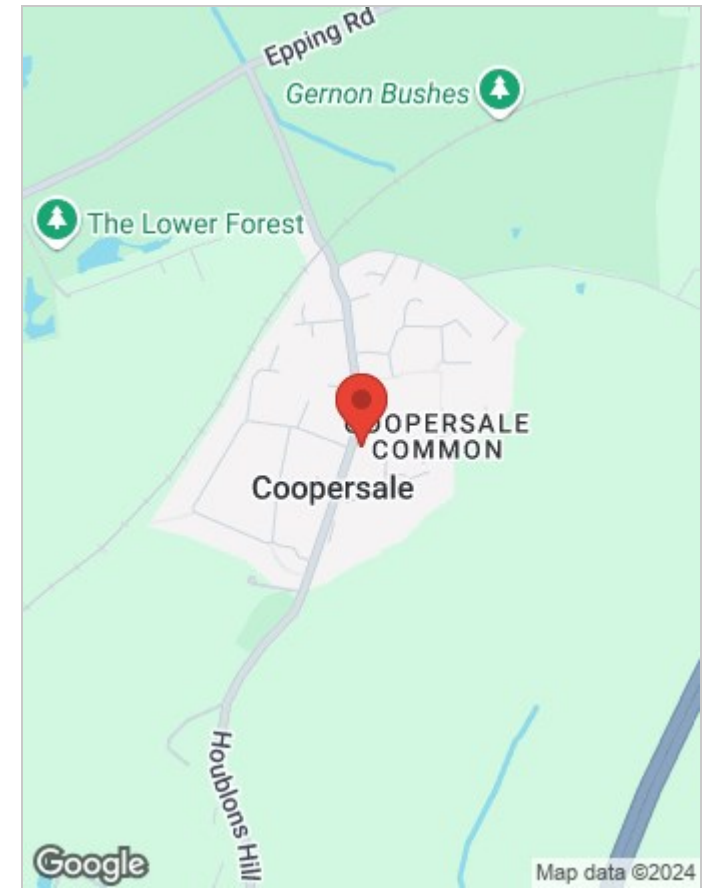


Floor Plan Key

- 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. 89.0 sq. metres (957.9 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			
(81-91) B			
(69-80) C			
(55-68) D			
(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.