



Parklands, Coopersale.

Offers Over £375,000



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 * RECENT REDECORATION *

We are pleased to present this three-bedroom semi-detached family home, which offers generous living space and is available with no onward chain. The property is located in the heart of Coopersale, within a popular residential development and is just a short walk from the village shops, public house, primary school and a woodland nature reserve.

The accommodation includes an entrance hallway with stairs leading to the first floor and doors that open into a through lounge and dining room. The kitchen has a range of units & worktops, providing spaces for an upright fridge-freezer and a washing machine. You can access the newly landscaped rear garden from the kitchen, which features a lawn and rear access.

On the first floor, the landing gives access to a loft storage space, three bedrooms, and a shower room equipped with a three-piece suite. Externally, the front garden is laid to lawn and has a garden path leading to the front door. The rear garden includes a patio area immediately at the back, a lawn area, and both side and rear access. Additionally, the property is equipped with double-glazed windows, has gas heating via radiators, and has been recently redecorated throughout.

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)

Bedroom Three

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

Shower Room

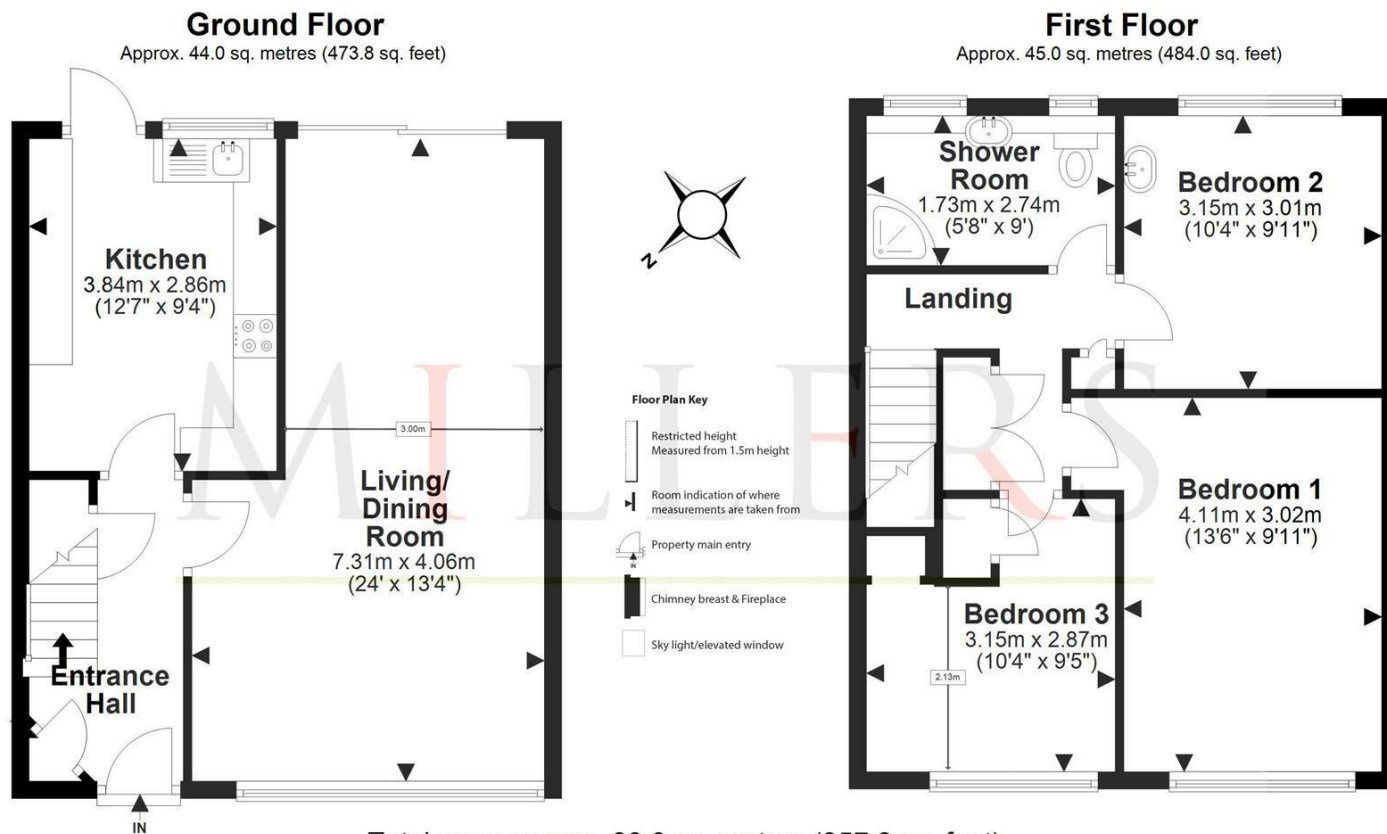
5'8" x 8'11" (1.73m x 2.74m)

EXTERNAL AREA

Rear Garden

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





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			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		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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