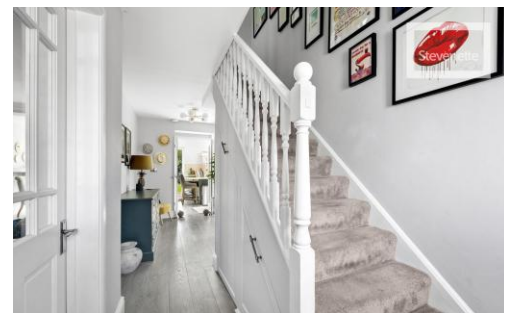


Stevenette



2 Vicarage Road
Coopersale, Essex, CM16 7RB

£770,000

PROPERTY FEATURES

- Established Semi-Detached House
- 3 or 4 Bedrooms
- Beautifully Presented
- Double Glazing
- Gas Central Heating
- Popular Village Location

FULL DESCRIPTION

Well-extended to the side and rear, this semi-detached house offers well-appointed and versatile family accommodation with three first floor bedrooms and a ground floor including a 22' living Room, further sitting room or potential bedroom 4, 2 bath/shower rooms and a lovely day kitchen with bi-fold doors opening directly to the southwest-facing garden. The house stands in one of the village's most popular residential areas, within a short walk of the local school and conveniently placed for access to nearby Epping and its Central Line Station.

GROUND FLOOR

ENTRANCE HALL

Widens to:

STUDY OR CLOAKROOM AREA

10' 1" x 6' 10" (3.07m x 2.08m)

LIVING & DINING ROOM

24' 7" max x 11' 10" max (7.49m x 3.61m)

Measured into the bay window

DINING ROOM & DAY KITCHEN

26' 10" x 10' 4" max (8.18m x 3.15m)

UTILITY, SHOWER & WC

9' 9" x 9' 1" (2.97m x 2.77m)

SITTING ROOM / POTENTIAL BEDROOM 4

11' 10" x 9' 1" (3.61m x 2.77m)



FIRST FLOOR

LANDING

BEDROOM 1

12' 2" x 12' 0" (3.71m x 3.66m)

BEDROOM 2

10' 0" x 10' 0" (3.05m x 3.05m)

Measured to include the full bank of wardrobes but exclude the bay window

BEDROOM 3

7' 0" x 6' 11" (2.13m x 2.11m)

BATHROOM / WC

EXTERIOR

To the front is a driveway area providing parking.

The rear garden is laid to lawn with an established fruit tree and good area of terrace. the garden is almost exactly south-facing and enjoys excellent sunlight and privacy.

TENURE

We understand the property to be freehold and vacant possession is to be granted upon completion (subject to confirmation by the seller's solicitor).

SERVICES

All mains services are understood to be connected. No services or installations have been tested.

BROADBAND

It is understood that Fibre Optic Broadband is available in this area.

COUNCIL TAX

Council Tax is payable to Epping Forest District Council. The property is shown in Council Tax band 'E'.

SCHOOL PRIORITY ADMISSIONS AREA

The property stands in the Priority Admissions Area for Epping Upland CoE School and Epping St John's Senior School.





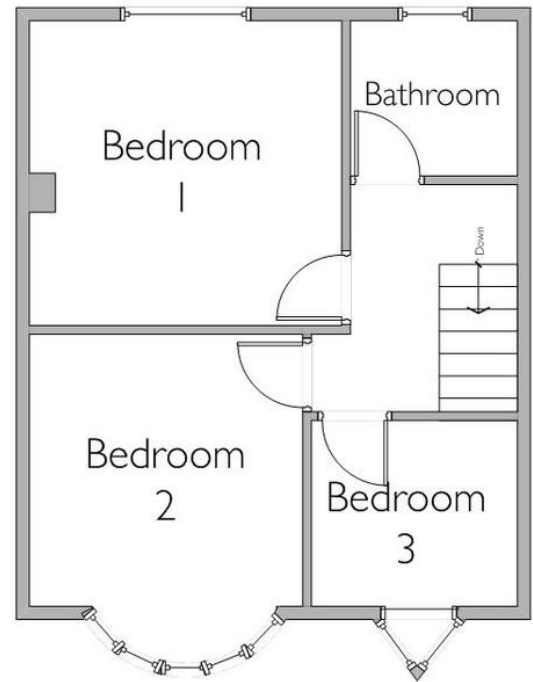


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR

Gross Internal Floor Area:
 Approximately
 1306 sq.ft. / 121 sq. m.



FIRST FLOOR

PROPERTY PEOPLE PROFESSIONALISM

5a Simon Campion Court
 232-234 High Street
 Epping
 Essex
 CM16 4AU

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 01992 563090

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements