



Laburnum Road, Coopersale

Guide Price £875,000

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**MILLERS**  
ESTATE AGENTS

This beautifully extended semi-detached family home offers both space and style in the heart of Coopersale village. Set along the ever-popular Laburnham Road, the property enjoys a unique position backing onto peaceful forest land and the historic steam engine line. Arranged over two floors and offering around 2,150 square feet of versatile living space, this home has been thoughtfully finished to suit modern family life.

Stepping inside, you are welcomed by a bright entrance hall that leads into a stylish living room, complete with a cosy fireplace and doors opening directly onto the rear garden. At the front of the house, an additional sitting room offers a quiet retreat. The heart of this home is the open-plan kitchen dining area, designed for both relaxed family meals and lively gatherings, with a practical utility room and guest WC leading off.

Upstairs, five well-proportioned bedrooms await, including a generous primary suite with its own walk-in wardrobe and sleek en-suite shower room. The remaining bedrooms are served by a contemporary family bathroom. There is a large double integral garage and ample off-road parking at the front. The secluded westerly facing rear garden provides plenty of space for play and relaxation, featuring a versatile outbuilding currently used as a workshop and a beautifully laid porcelain patio area.

Coopersale is a peaceful village surrounded by open farmland & parts of Epping forest, popular amongst young families, mountain bikers, ramblers and horse riders. The village benefits from a local primary school, a parade of shops & two very popular village pub restaurants; The Garnon Bushes & 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 & 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

### Living Room

12'4" x 11'5" (3.77m x 3.49m)

### Family Room

22'11" x 10'11" (6.98m x 3.33m)

### Kitchen Dining Room

15'3" x 21'7" (4.64m x 6.59m)

### Utility Room

9'0" x 5'3" (2.75m x 1.61m)

### Cloakroom WC

5'4" x 2'9" (1.63m x 0.84m)

## FIRST FLOOR

### Bathroom

5'8" x 5'6" (1.73m x 1.68m)

### Bedroom One

10'10" x 13'8" (3.29m x 4.17m)

### Bedroom Two

10'6" x 12'5" (3.20m x 3.79m)

### Bedroom Three

12'10" x 8'10" (3.90m x 2.69m)

### Bedroom Four

12'0" x 10'4" (3.67m x 3.16m)

### Bedroom Five

7'6" x 7'6" (2.28m x 2.29m)

### En-suite Shower Room

5' x 5'4" (1.52m x 1.63m)

### Walk-in Wardrobe

7'1" x 4'3" (2.16m x 1.30m)

## EXTERNAL AREA

### Rear Garden

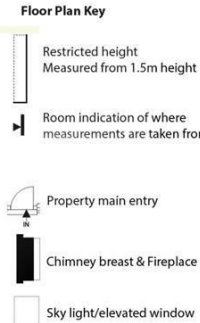
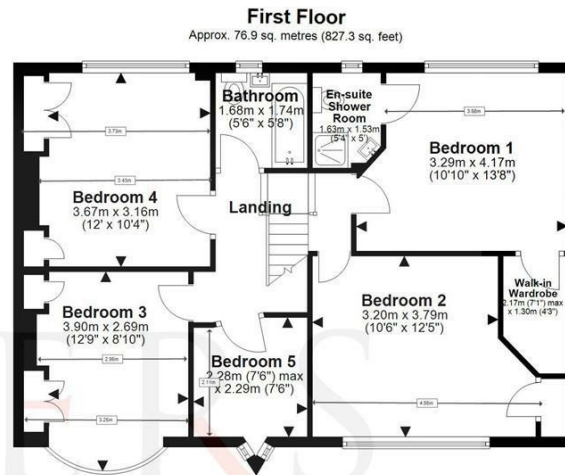
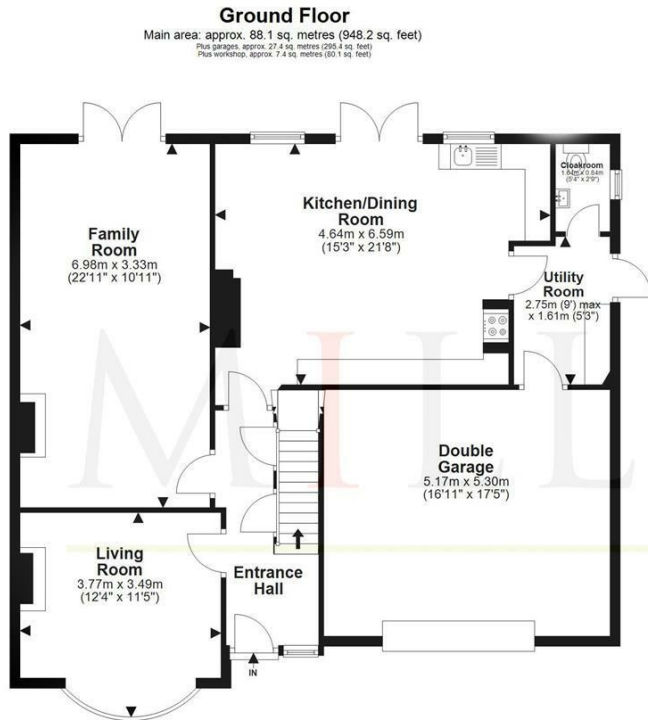
38'6" x 45'8" (11.73m x 13.92m)

### Double Garage

16'11" x 17'5" (5.16m x 5.31m)

### Workshop

7'10" x 10'3" (2.39m x 3.12m )



Main area: Approx. 165.0 sq. metres (1775.5 sq. feet)  
Plus garages: approx. 27.4 sq. metres (295.4 sq. feet)  
Plus workshop: approx. 7.4 sq. metres (80.1 sq. feet)

Total area including garages and outbuildings: approx. 199.8 sq metres (2151 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



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>80</b>	<b>England &amp; Wales</b>
		<b>66</b>	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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