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 CofE School and Epping St John's Senior School.
























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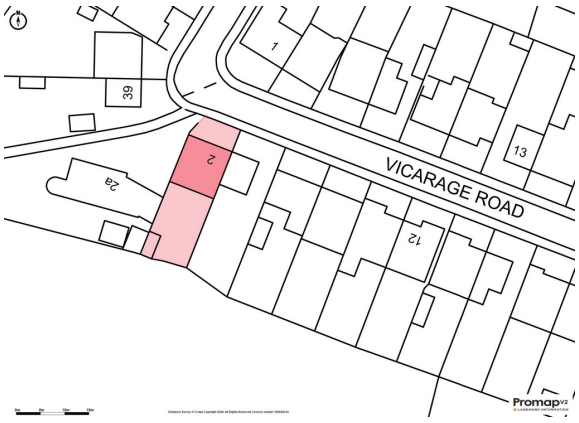
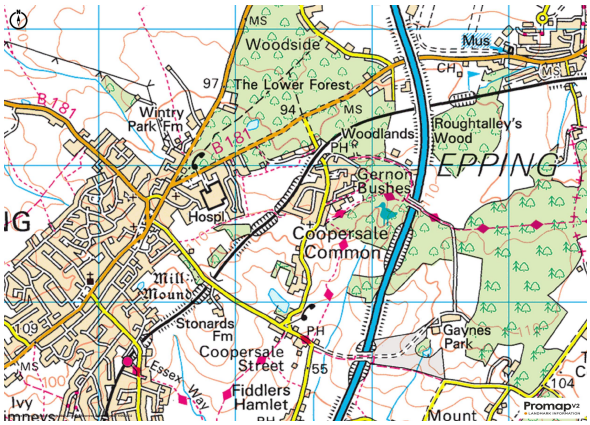
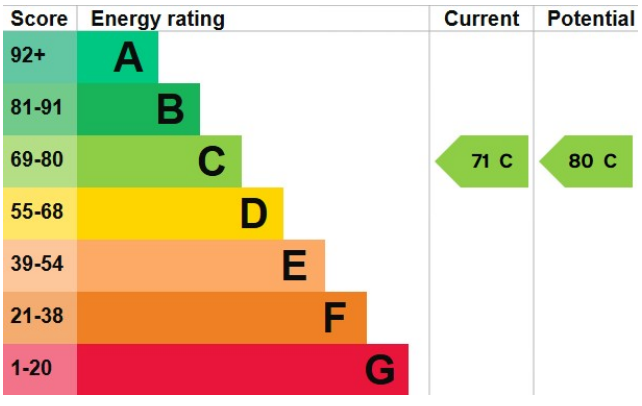

VICARAGE ROAD
39
1
2
2a
13
12
Promap


GARNON MEAD
ERRALL CLOSE
CHEVELY CL
INSTITUTE ROAD
BRICKFIELD ROAD
LABURNUM ROAD
ST ALBAN'S ROAD
VICARAGE ROAD
OAK GLADE
Education Facility
Coopersale
Hospital
PW
HOUBLONS HILL
KINGS WOOD PARK
SEYMOUR CHA
BOLEYN ROW
ARAGON MS
ARCHER CL


Woodside
The Lower Forest
Wintry Park Fm
B181
Woodlands
Roughtalley's Wood
Gernon Bushes
EPPING
Hospl
Coopersale Common
Mill Mound
Stonards Fm
Coopersale Street
Fiddlers Hamlet
Essex Way
Gaynes Park
Mus
Promap


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

PROPERTY PEOPLE PROFESSIONALISM

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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