



Coopersale Street, Fiddlers Hamlet, Epping

O.I.E.O £900,000 to £1,000,000

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MILLERS
ESTATE AGENTS

* OPEN DAY SAT 27th (by appointment only) *
DETACHED COACH HOUSE * BEAUTIFULLY FINISHED
* PRIVATE GATED ENTRANCE * SEMI RURAL
LOCATION * 1.3 MILES TO STATION *

Tucked away in the picturesque Fiddlers Hamlet, this charming period home blends character with comfort. Backing onto open farmland, this gated property offers a sense of seclusion while remaining just a short drive from Epping's vibrant town centre & its convenient station to London. With three inviting reception areas, three well-proportioned bedrooms & a stylish outdoor space perfect for entertaining, this home is designed for both relaxation & lively gatherings.

Step through the front door into a welcoming entrance hallway that flows seamlessly into the living room, setting the tone for the rest of the home. The beautifully appointed kitchen breakfast room features granite worktops, integrated appliances & a matching breakfast peninsula, making it a wonderful space for both everyday meals & special occasions. The adjoining family room, with its vaulted ceiling & bi-folding doors, opens directly onto the gardens, inviting the outdoors in. The ground floor also offers a master bedroom with built-in wardrobes & a sleek shower room.

Upstairs, the landing leads to two generous double bedrooms, each with built-in wardrobes & a stylish family bathroom. The gated entrance provides secure parking for several vehicles on a gravel driveway. Beyond a charming wooden picket fence & gate, the landscaped garden unfolds with a lush lawn, colourful flower & shrub borders & a beautifully crafted solid-wood pergola - an ideal spot to unwind or entertain guests.

Fiddlers Hamlet enjoys a wonderful position close to both Epping & Theydon Bois, where you'll find a wide array of shops, restaurants & welcoming public houses. The renowned Theydon Oak pub House is just a short stroll away, while several golf courses & highly regarded state & private schools are all within easy reach.





GROUND FLOOR

Living Room

15'3" x 15'7" (4.66m x 4.74m)

Kitchen Breakfast Room

13'10" x 12'3" (4.22m x 3.73m)

Family Room

14'3" x 10'5" (4.35m x 3.18m)

Bedroom One

11'10" x 10'0" (3.60m x 3.05m)

Shower Room

6'10" x 8'1" (2.08m x 2.46m)

FIRST FLOOR

Bedroom Two

8'0" x 14'1" (2.44m x 4.28m)

Bathroom

5'8" x 7'3" (1.73m x 2.21m)

Bedroom Three

8'0" x 10'2" (2.44m x 3.10m)

EXTERNAL AREA

Rear Garden

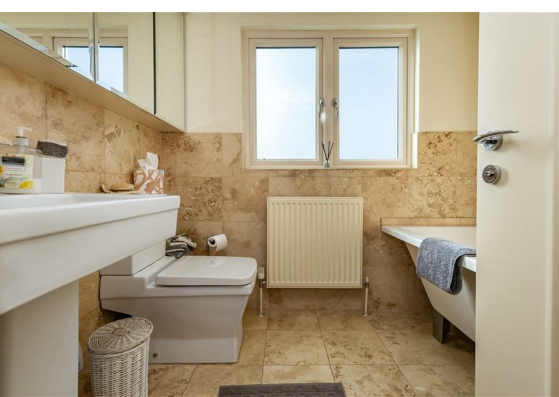
57' x 25' (17.37m x 7.62m)

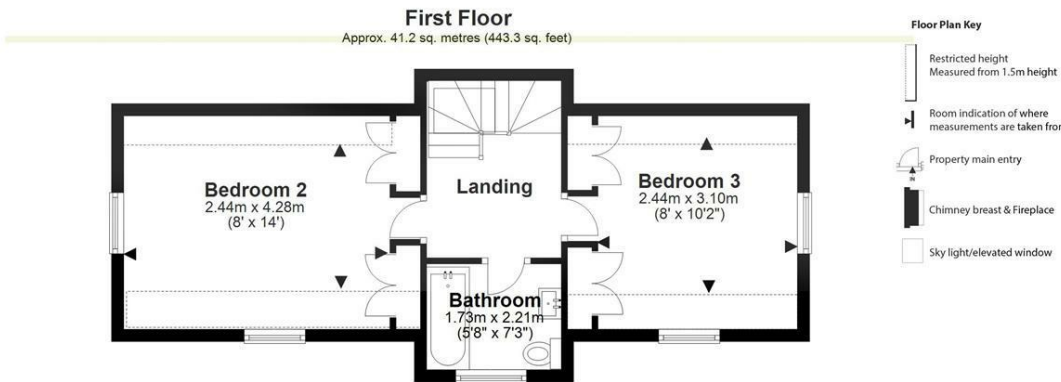
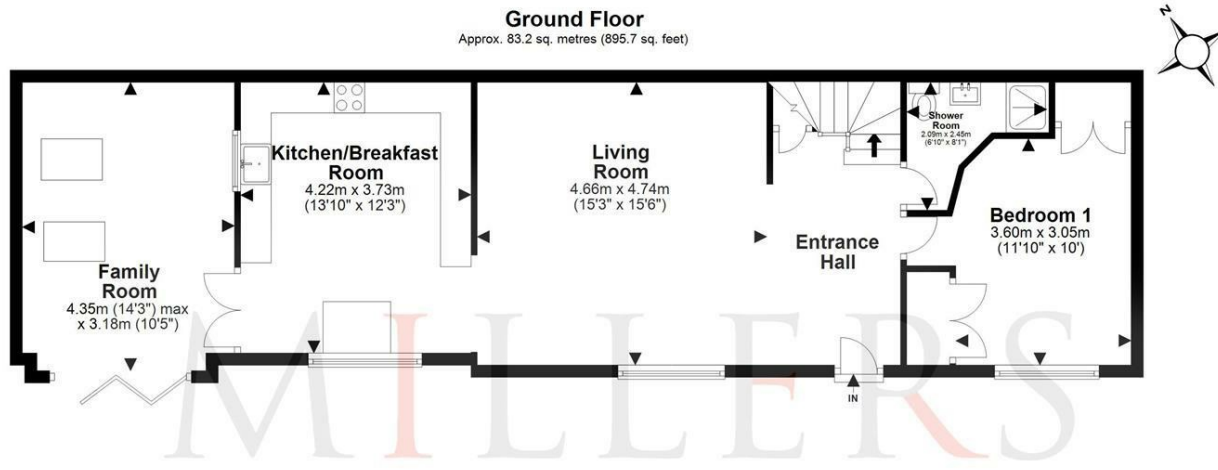
Courtyard

14'6" x 14'6" (4.42m x 4.42m)

Driveway (max)

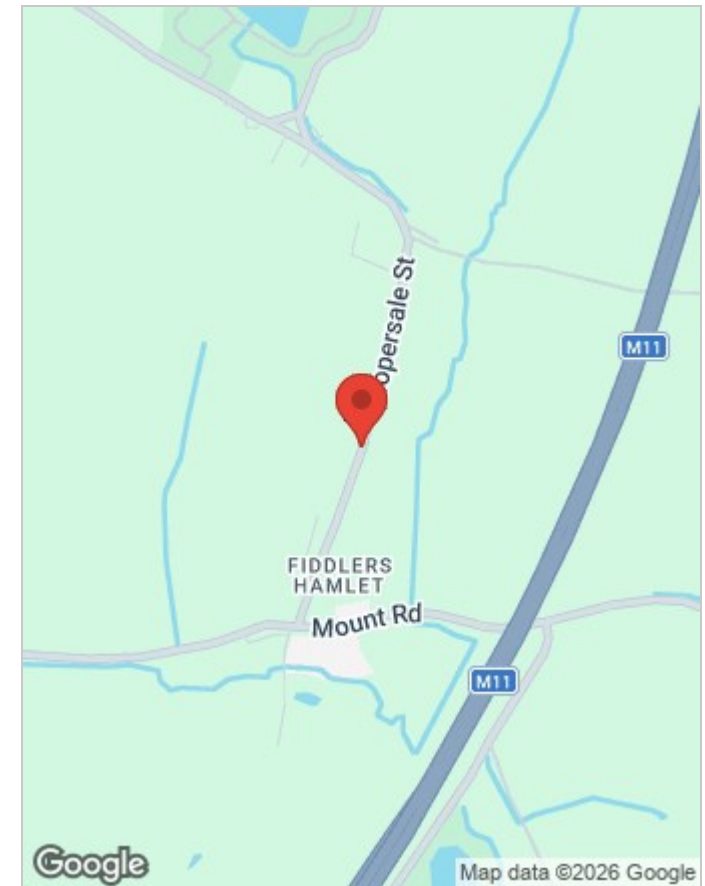
79'11" x 22'0" (24.38m x 6.71m)





Total area: approx. 124.4 sq. metres (1339.0 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	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		97	(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D	68		(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

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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