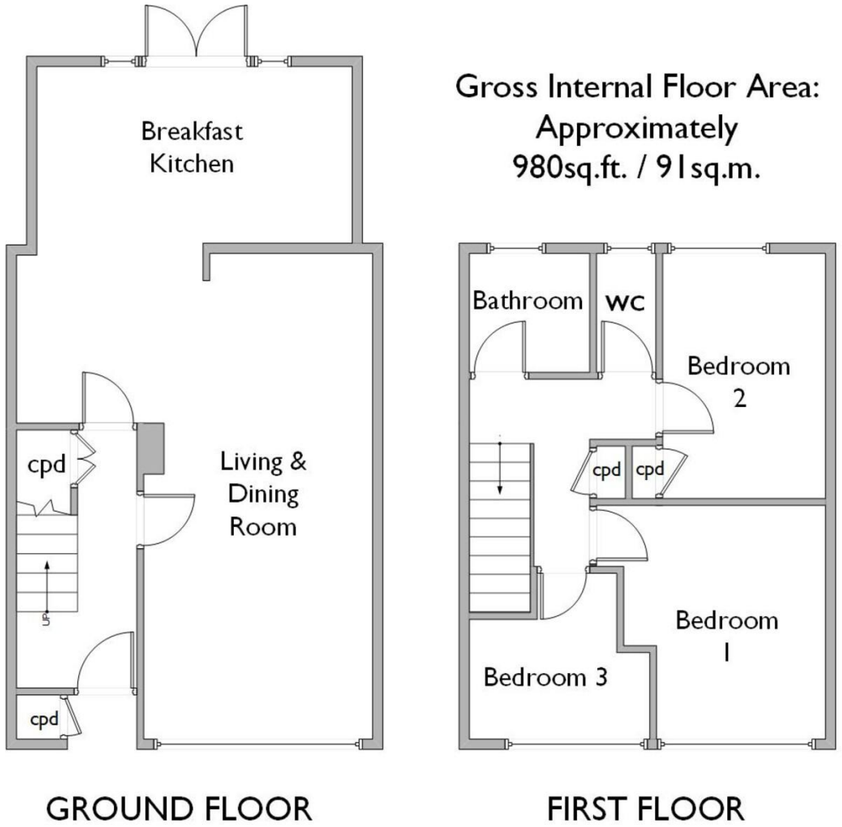


Gross Internal Floor Area:
Approximately
980sq.ft. / 91sq.m.

GROUND FLOOR

FIRST FLOOR



FREE MARKET APPRAISAL

We provide a free market appraisal service. If you are considering selling your home please contact our office to arrange an appointment for one of our experienced valuers to call without obligation. A thorough professional approach and competitive fees are assured.

FINANCIAL SERVICES

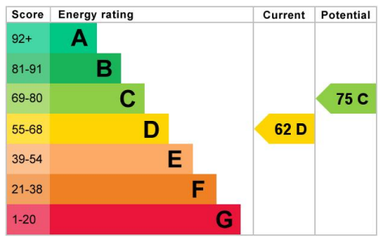
If you require a mortgage to purchase this or any other property, we are able to arrange a no-obligation discussion with a Financial Advisor who is regulated by the Financial Conduct Authority.

MEASUREMENTS

ALL MEASUREMENTS ARE APPROXIMATE TO THE NEAREST INCH AND ARE GIVEN FOR INFORMATION AND GUIDANCE PURPOSES ONLY.







Stevenette

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Whilst every care has been taken in the preparation of these sales particulars, they are for guidance purposes only and no guarantee can be given as to the working condition of the various services and appliances. Measurements have been taken as accurately as possible but slight discrepancies may inadvertently occur. The agents have not tested appliances or central heating services. Interested applicants are advised to make their own enquiries and investigation before finalising their offer purchase.

Stevenette

142 Parklands
Coopersale, CM16 7RH
£365,000









- Generously Proportioned Family House
- Almost 1000 sq.ft.
- Gas Central Heating
- Double Glazing
- Close to Village Amenities
- Contemporary Breakfast Kitchen

Offered with NO ONWARD CHAIN, this established mid-terrace house stands on the edge of the development where it joins Brickfield Road - the location of the well-regarded village school. The design offers extremely light and bright 3-bedroom accommodation which has been extended to now include a 23' reception room semi-open-plan to the breakfast kitchen that has doors opening directly to the garden. Coopersale is an appealing village that lies about 1 mile to the East of Epping where there's a great range of shops and other amenities including the Underground Station all just a short distance away by car, bus or on foot. Parklands leads directly into Garnon Bushes - a wooded nature reserve ideal for weekend walks or rides.

GROUND FLOOR

ENTRANCE HALL

LIVING & DINING ROOM
23' 8" x 11' 4" avg (7.21m x 3.45m)

BREAKFAST KITCHEN
15' 7" x 8' 10" (4.75m x 2.69m)

FIRST FLOOR

LANDING
Built-in store cupboard.

BEDROOM 1
11' 4" x 9' 7" avg (3.45m x 2.92m)

BEDROOM 2
12' 1" x 7' 7" (3.68m x 2.31m)
Built-in store cupboard.

BEDROOM 3
9' 1" max x 8' 5" max (2.77m x 2.57m)

BATHROOM

SEPARATE WC

EXTERIOR
The house is approached over a path that leads through the planted front garden area. To the rear is a paved garden enclosed by fencing.

COUNCIL TAX
Council Tax is payable to Epping Forest District Council. The property is shown in Council Tax band 'C'.

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.

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).

SCHOOL PRIORITY ADMISSIONS AREA
The property stands in the Priority Admissions Area for Epping Coopersale & Theydon Garnon Primary School and Epping St John's Senior School.

AGENT'S NOTE
Please note the property is of Leca Plan design, and all interested parties should verify with their selected mortgage lender that this 'non-standard-construction' satisfies their lender's requirements.





Viewing is available strictly by appointment with Stevenette and Company LLP
01992 563090

