

FREE MARKET APPRAISAL

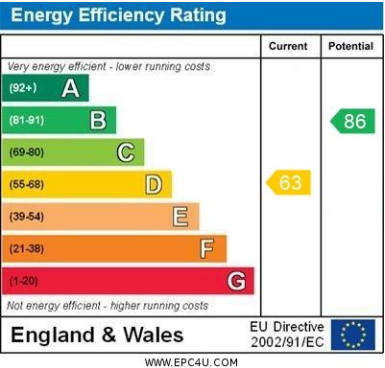
We provide a free market appraisal service. If you are considering selling your home please contact our office to arrange an appointment for one of our experienced valuers to call without obligation. A thorough professional approach and competitive fees are assured.

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.



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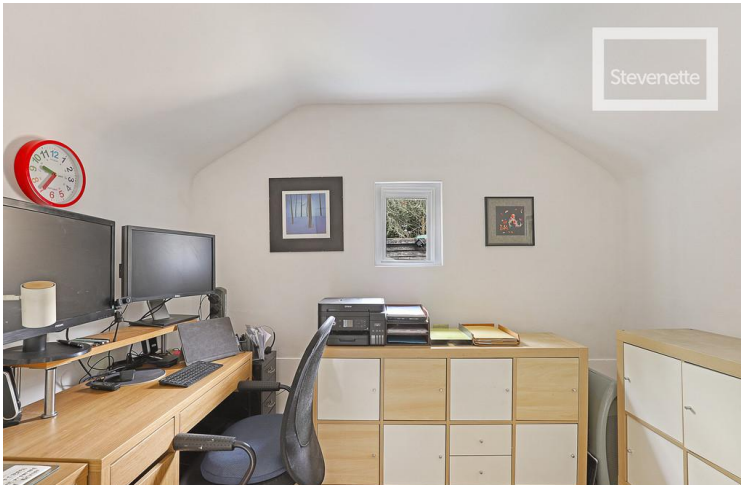
@StevenetteandCoLLP  
 @StevenetteandCo

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.



5 Coopersale Common  
Coopersale, CM16 7QS  
£495,000





- End-Terrace Cottage
- 2 Bedrooms plus Study
- Gas Central Heating
- Double Glazing
- Driveway with EV Charger
- Outbuilding

Forming part of the attractive main street scene of the village, this pretty end-terrace cottage has been improved by the owners in recent years though still offers a very exciting opportunity for a buyer to enhance the accommodation through a programme of reconfiguration/extension, (subject to all necessary permissions (NB a scheme has been granted permission in 2024)). The cottage has a generous plot that offers good off-street parking, a low-maintenance cottage garden and a large store. Coopersale stands just 1-mile to the East of Epping where there is a broad range of cafes, shops, restaurants and the Central Line Station (West End 45 mins or so).

## GROUND FLOOR

### ENTRANCE PORCH

### LIVING ROOM

11' 10" x 11' 0" (3.61m x 3.35m)

### DINING AREA

9' 10" x 8' 5" (3m x 2.57m)

Open to:

### KITCHEN

15' 10" x 8' 5" (4.83m x 2.57m)

### STUDY

9' 8" x 6' 9" (2.95m x 2.06m)

### SHOWER ROOM & WC

8' 56" x 7' 4" (3.86m x 2.24m)

## FIRST FLOOR

### LANDING

### BEDROOM 1

11' 10" x 10' 11" (3.61m x 3.33m)

### BEDROOM 2

9' 6" x 8' 11" (2.9m x 2.72m)

### EXTERIOR

The house is approached over an asphalt driveway which has an EV charging point. To the rear is a low-maintenance garden laid to patio with gravelled beds and borders. Within the garden is a:

### STORE

11' 8" x 9' 10" (3.56m x 3m)

## PLANNING PERMISSION

Under planning application EPF/0852/24, approval (with conditions) has been granted for 'Removal of the existing side single storey building and proposed single storey front, side and rear extension with double pitched roof with central valley'.

The scheme was designed to satisfy the current owners' requirements and, in the agents opinion, other schemes may be viable for consideration (all subject to necessary approvals).

## 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).

## COUNCIL TAX

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

## SCHOOL PRIORITY ADMISSIONS AREA

The property stands in the Priority Admissions Area for Coopersale and Theydon Gamon Church of England Primary School and Epping St John's Senior School.



Viewing is available strictly by appointment  
with Stevenette and Company LLP  
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