

# The Lattice Coopersale Street

Epping, Epping

Utterly unique, this chain free two bedroom cottage is simply idyllic. Some homes leave lasting impressions, and this is certainly one of them!

Council Tax band: E

Tenure: Freehold

- LARGE GARDEN SPACE OR PLOT FOR DEVELOPMENT (STP)
- PRIMARY BEDROOM WITH EN-SUITE
- DETACHED GARAGE
- IDYLIC VILLAGE LOCATION
- SHORT DISTANCE TO EPPING HIGH STREET
- FULLY RENOVATED WITH CHARACTER FEATURES THROUGHOUT



**Lounge**

16' 9" x 11' 6" (5.11m x 3.51m)

**Kitchen / Dining Room**

19' 1" x 8' 4" (5.82m x 2.54m)

**Downstairs Shower Room**

**Bedroom 1**

11' 7" x 11' 2" (3.53m x 3.40m)

**Bedroom 2**

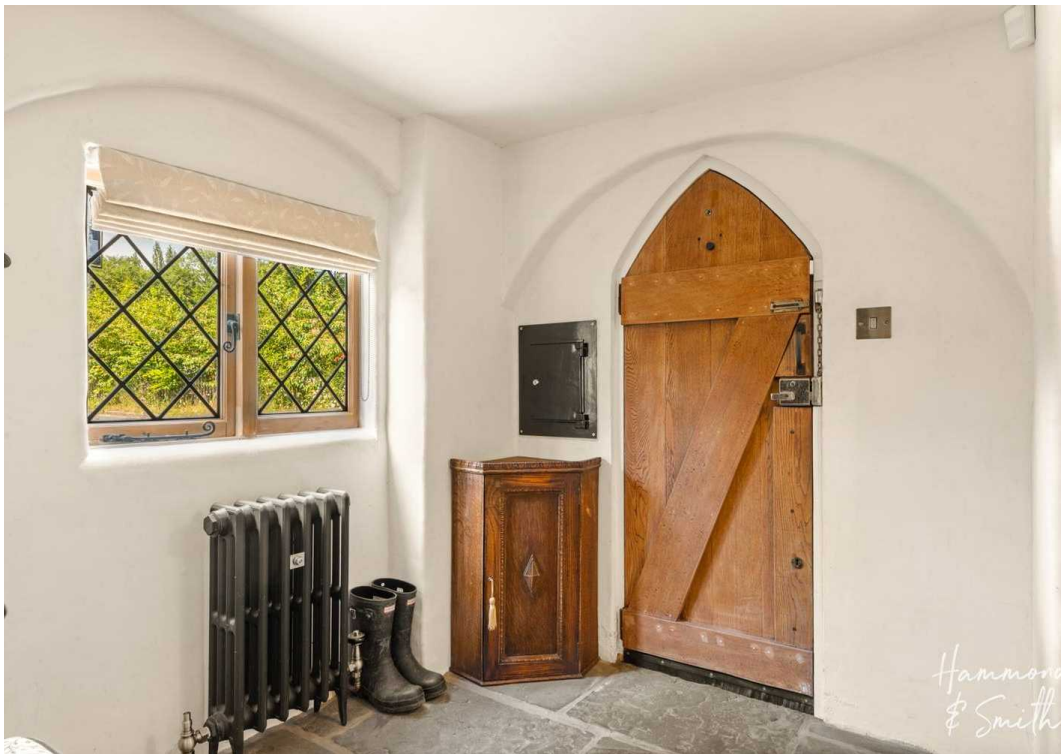
11' 7" x 8' 2" (3.53m x 2.49m)

**Ensuite**

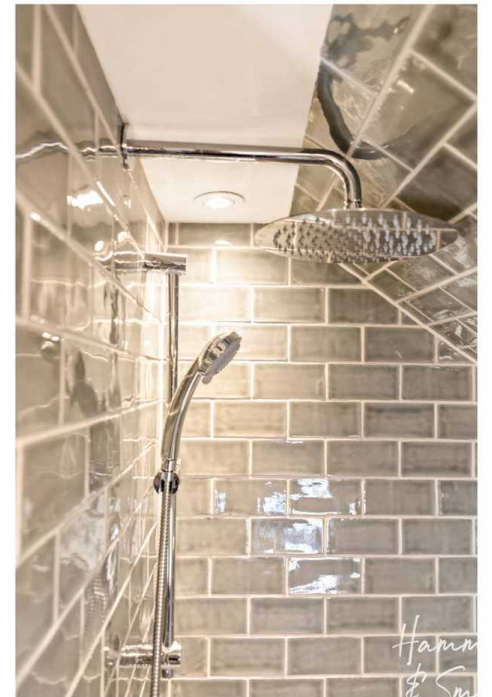
**Garage**

15' 10" x 8' 8" (4.83m x 2.64m)





Hammond  
& Smith



Hammond  
& Smith



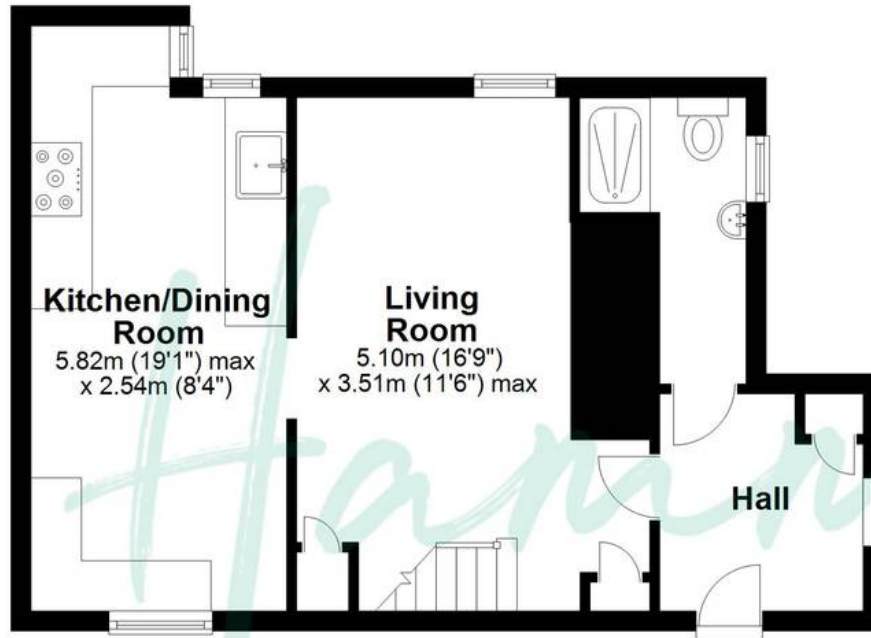
Hammond  
& Smith



Hammond  
& Smith

## Ground Floor

Approx. 39.8 sq. metres (428.0 sq. feet)



## Garage

Approx. 14.1 sq. metres (151.8 sq. feet)



## First Floor

Approx. 26.4 sq. metres (283.7 sq. feet)



Total area: approx. 80.2 sq. metres (863.5 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE. Whilst every attempt had been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.