



Coronation Hill, Epping

Asking Price £500,000

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MILLERS
ESTATE AGENTS

**** SEMI DETACHED HOME ** THREE BEDROOMS ** IN NEED OF MODERNISATION ** CLOSE TO POPULAR SCHOOL ** VACANT POSSESSION ** SHORT WALK TO HIGH ROAD ****

A three-bedroom semi detached family home in need of modernisation, conveniently situated on the edge of Epping Town and within walking distance to the open countryside at Swaines Green, Epping Primary School and Epping High Street. Offering the potential to improve and extend (STPP).

The accommodation comprises an entrance hallway leading to the living room. A fitted kitchen comprising an extensive range of wall and base units and working surfaces. There is also a handy study area. The first floor landing leads to two double bedrooms and a good-sized single bedroom. There is a shower room with a separate WC.

Externally the property provides a large front garden with lawns, shrub and bush borders. The rear garden has a paved area to the side and rear along with a lawn area with shrubs and hedge border, there is a wooden shed. There is side access.

Epping has a busy high street with a range of shops, cafes, bars, and restaurants. Epping Station is positioned at the end of the central line of the underground, serving London. Transport connections are available for the M11 at Hastingwood and M25 at Waltham Abbey. Also located on the edge of our famous forest for recreation, bike riding and horse riding.





Entrance Hall

Living Room

17'10 x 10'08 (5.44m x 3.25m)

Kitchen/Breakfast Room

10'05 x 10'10 (3.18m x 3.30m)

Study

7'01 x 6'04 (2.16m x 1.93m)



First Floor Landing

Bedroom One

12'01 x 10'01 (3.68m x 3.07m)

Bedroom Two

9'06 x 10'08 (2.90m x 3.25m)

Bedroom Three

8'02 x 7'10 (2.49m x 2.39m)

Shower Room

5'07 x 6'05 (1.70m x 1.96m)

Separate Toilet

2'11 x 4'08 (0.89m x 1.42m)

Exterior

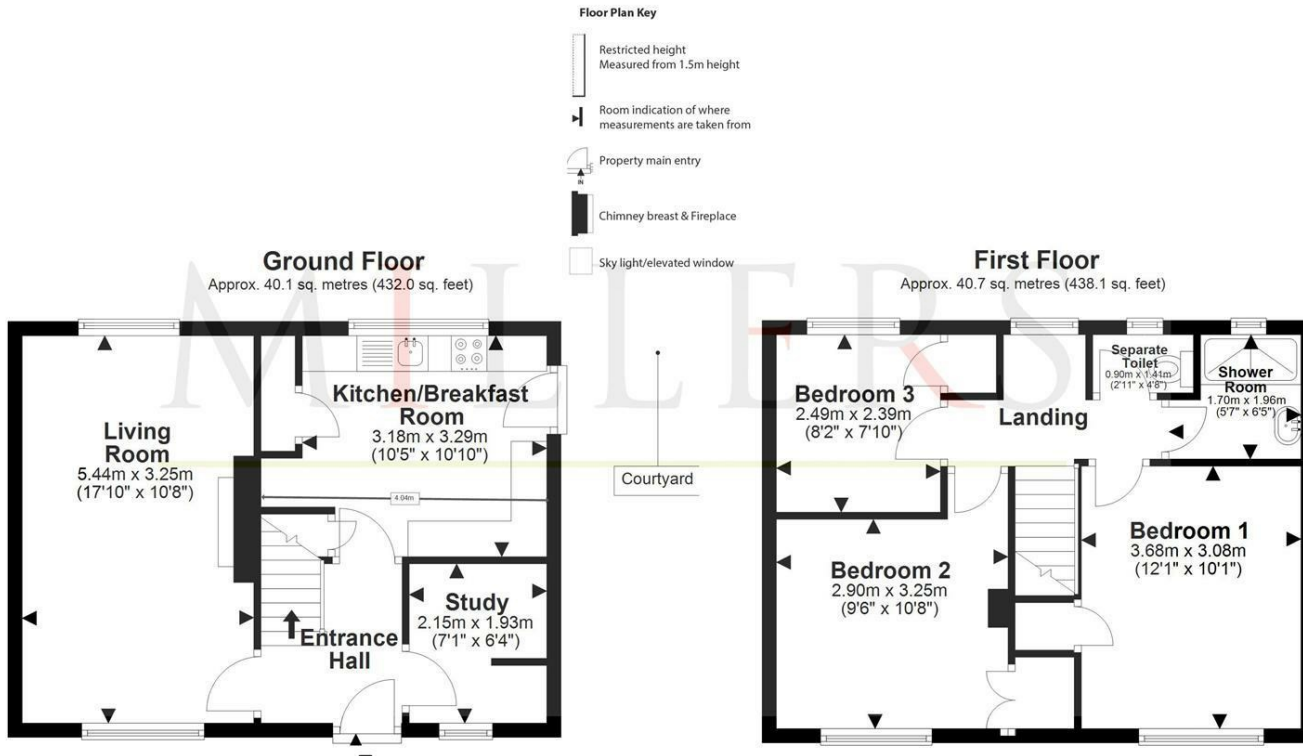
Garden

27'00 x 35'00 (8.23m x 10.67m)

Side Courtyard

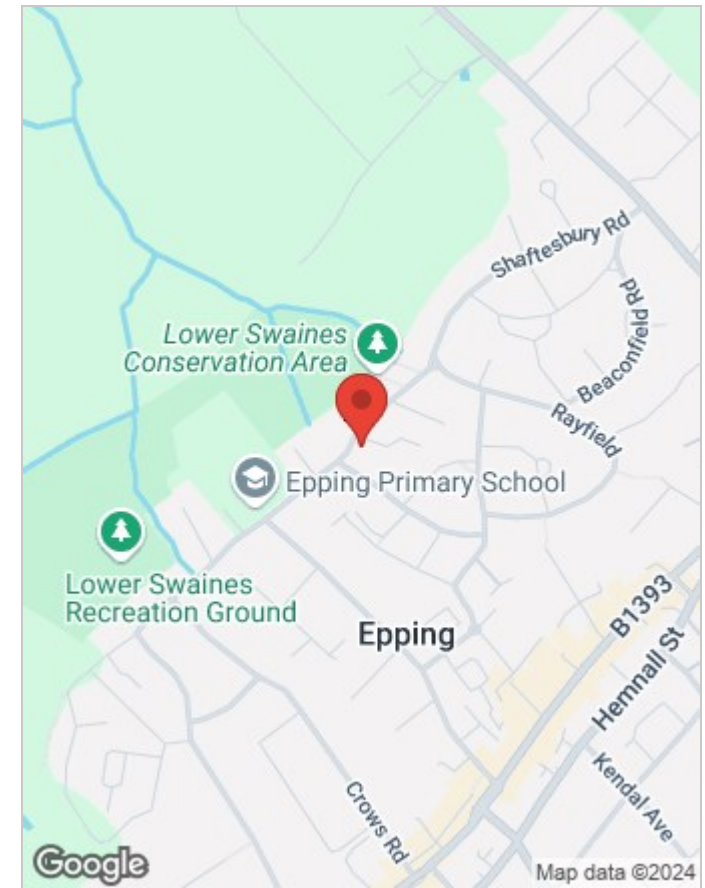
20'00 x 11'11 (6.10m x 3.63m)





Total area: approx. 80.8 sq. metres (870.0 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	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(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	84	England & Wales
		70	

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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