



**Coronation Hill, Epping**

**Price Range £450,000**



**MILLERS**  
ESTATE AGENTS



\* PRICE RANGE : £450,000 to £475,000 \*  
EXTENDED PROPERTY \* TERRACED HOUSE \*  
THREE BEDROOMS \* IN NEED OF  
REFURBISHMENT \* CLOSE TO POPULAR  
SCHOOLING \* VACANT POSSESSION \* SHORT  
WALK TO HIGH ROAD \*

This extended three-bedroom, middle-terraced family home offers versatile accommodation with the option of having 2 or 3 reception rooms and 3 or 4 bedrooms, depending on your needs. Although the property requires modernization, it is conveniently located on the edge of Epping town and is within walking distance of the open countryside at Swaines Green, Epping Primary School, and the High Street.

The extended layout features an entrance hallway that leads to the ground floor, which includes a living room that connects to a kitchen and dining area, complete with sliding doors that open to the rear garden. There is also a family room, currently used as a fourth bedroom, along with a ground-floor shower room.

The first-floor landing provides access to two double bedrooms and a good-sized single bedroom. There is a family bathroom equipped with a three-piece suite and a loft hatch that leads to the loft void. The property boasts a small garden leading to the front door and street parking. The rear garden is south-westerly facing and offers a paved patio area, a lawn with shrubs and some trees.

Epping features a bustling high street that offers a variety of shops, cafes, bars, and restaurants. Epping Station, at the end of the Central Line of the underground, provides direct service to London. Transportation links to the M11 at Hastingwood and the M25 at Waltham Abbey are also easily accessible. The property is situated near the famous Epping Forest, which offers recreational opportunities like biking and horseback riding.







## GROUND FLOOR

### Living Room

17'9" x 10'8" (5.42m x 3.25m)

### Kitchen Dining Room

10'4" x 21'4" (3.15m x 6.49m)

### Family Room

10'2" x 13'2" (3.11m x 4.02m)

### Shower Room

6'8" x 6'4" (2.03m x 1.93m)

## SECOND FLOOR

### Bedroom One

12'0" x 10'4" (3.66m x 3.15m)

### Bedroom Two

9'8" x 10'9" (2.94m x 3.28m)

### Bedroom Three

7'9" x 7'9" (2.36m x 2.35m)

### Bathroom

5'4" x 9'7" (1.63m x 2.92m)

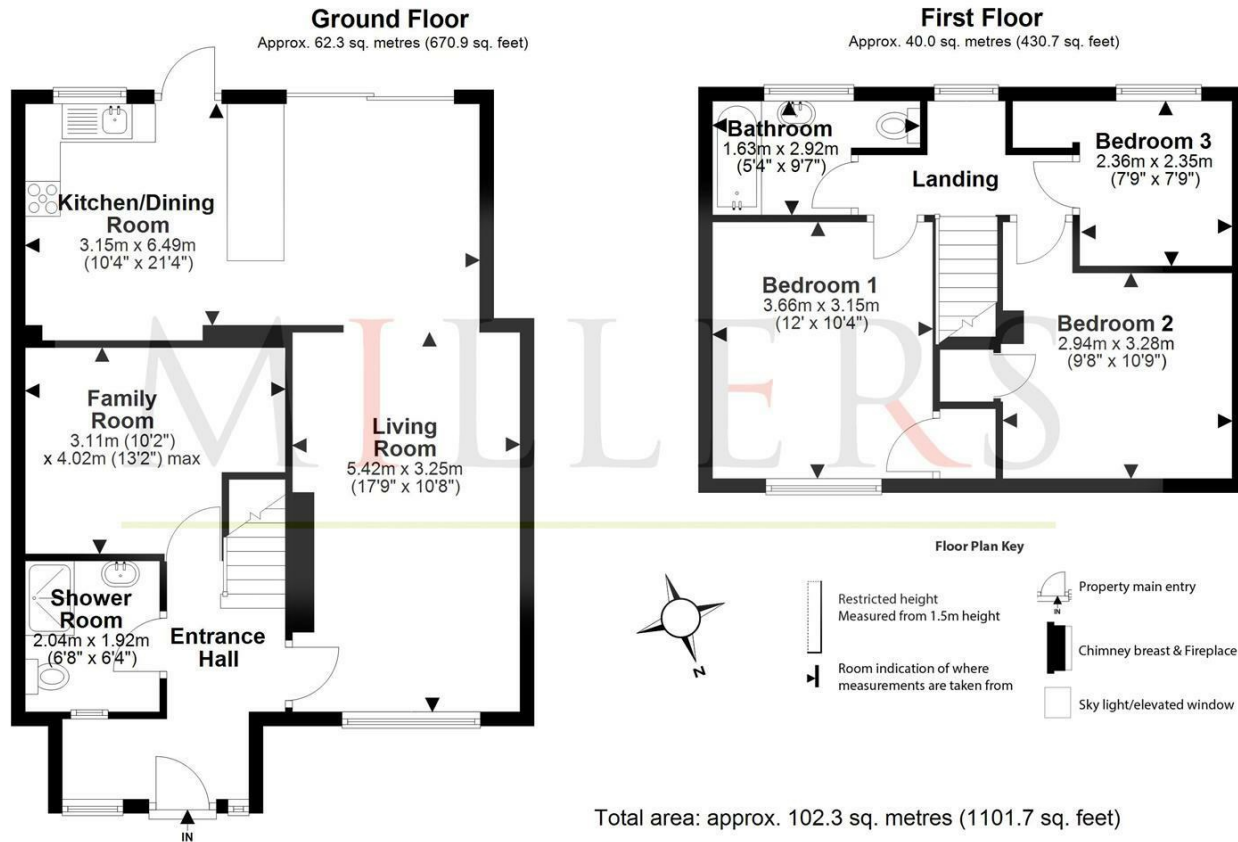
## EXTERNAL AREA

### Rear Garden

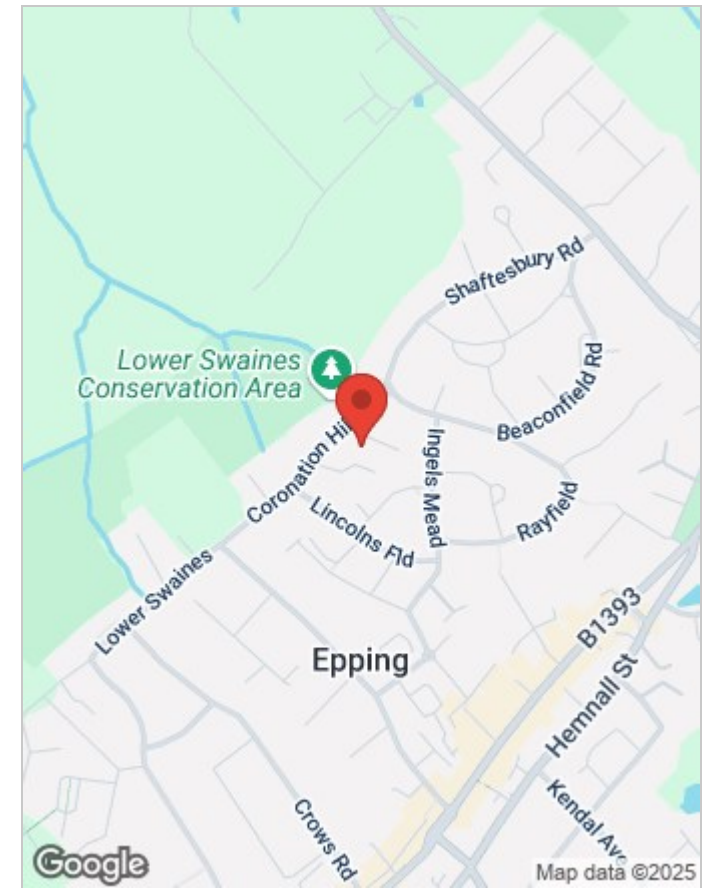
50' x 24'7" (15.24m x 7.49m)







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



| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|---|-------------------------|-----------|
|   | Current                 | Potential |   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>   |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales   | EU Directive 2002/91/EC |           |

## Viewing

Please contact our Millers Office on 01992 560555 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.