



**Coronation Hill, Epping**

**Guide Price £535,000**

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**MILLERS**  
ESTATE AGENTS



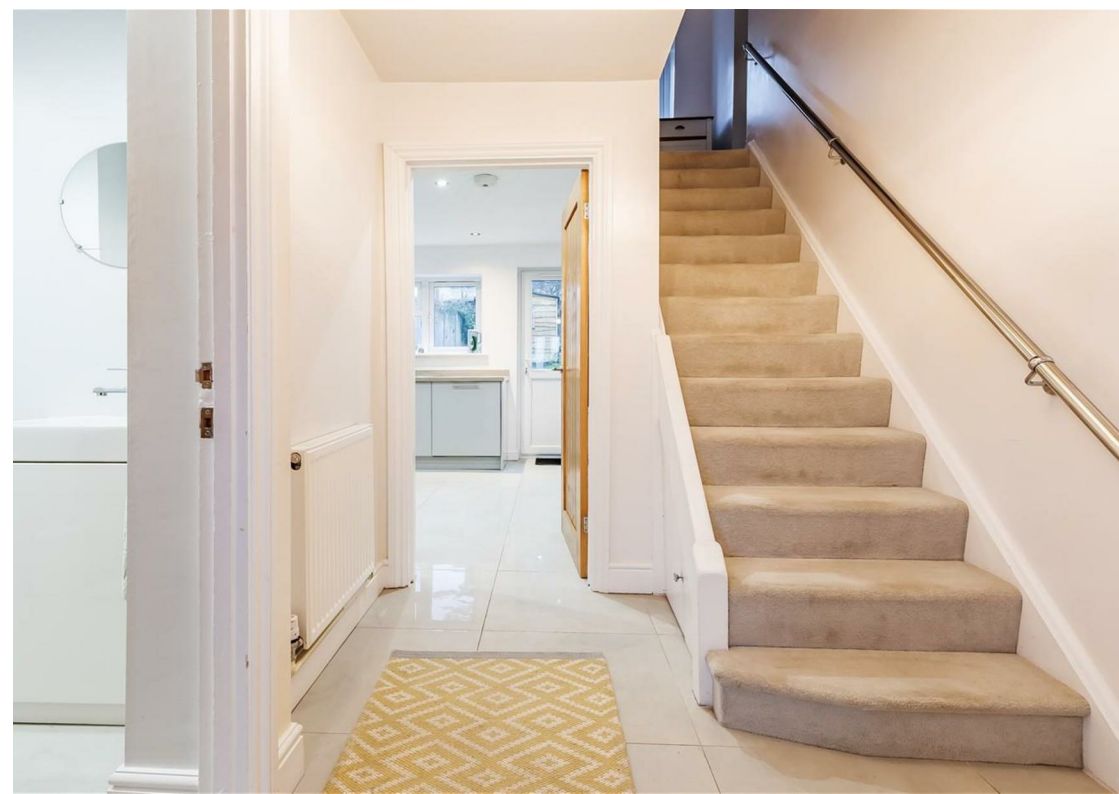
\* TERRACE HOME \* BEAUTIFULLY FINISHED \* THREE BEDROOMS \* CLOSE TO HIGH STREET \* 250 METERS TO EPPING PRIMARY SCHOOL \* NEXT TO OPEN COUNTRYSIDE \* APPROX. 60 x 30 FT REAR GARDEN \*

Nestled in the charming area of Coronation Hill, Epping, this immaculate end terrace family home offers a perfect blend of modern living and comfort. Spanning an impressive 890 square feet, the property has been thoughtfully refurbished throughout to a high standard, making it an ideal choice for families seeking a move-in ready home.

Upon entering, you are greeted by a welcoming hallway that leads to a contemporary and fully integrated kitchen breakfast room with space for a small dining table, perfect for casual dining and entertaining. The spacious lounge features French doors leading directly onto the rear garden, seamlessly connecting indoor and outdoor spaces. There is a downstairs cloakroom WC and stairs that ascend to the first floor.

Upstairs, comprises of three well-proportioned bedrooms, providing ample space for family living, along with a stylish bathroom finished in white sanitary ware. The property also boasts a small front garden and a south facing rear garden, which measures approximately 60 feet. This outdoor space features a patio area, ideal for al fresco dining, alongside a well-maintained lawn bordered by mature trees, shrubs and hedges, offering a tranquil retreat.

Situated in a great location next to the beautiful open countryside of Swaines Green, this home is conveniently close to the High Street, where you can find a variety of shops, restaurants and amenities. Additionally, it is just a short walk to a popular local school, making it an excellent choice for families. The nearby station provides easy access to transport links, ensuring that commuting is a breeze. This terrace house is not just a property; it is a wonderful family home that combines style, space, and a prime location. Do not miss the opportunity to make it your own.







## GROUND FLOOR

### Living Room

17'10" x 10'8" (5.44m x 3.25m)

### Kitchen

12'11" x 13'4" (3.94m x 4.07m)

### Cloakroom WC

6'4" x 4'7" (1.93m x 1.40m)

## FIRST FLOOR

### Bedroom One

12'0" x 10'2" (3.66m x 3.09m)

### Bedroom Two

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

### Bedroom Three

7'9" x 7'9" (2.37m x 2.35m)

### Bathroom

9'7" x 5'8" (2.92m x 1.73m)

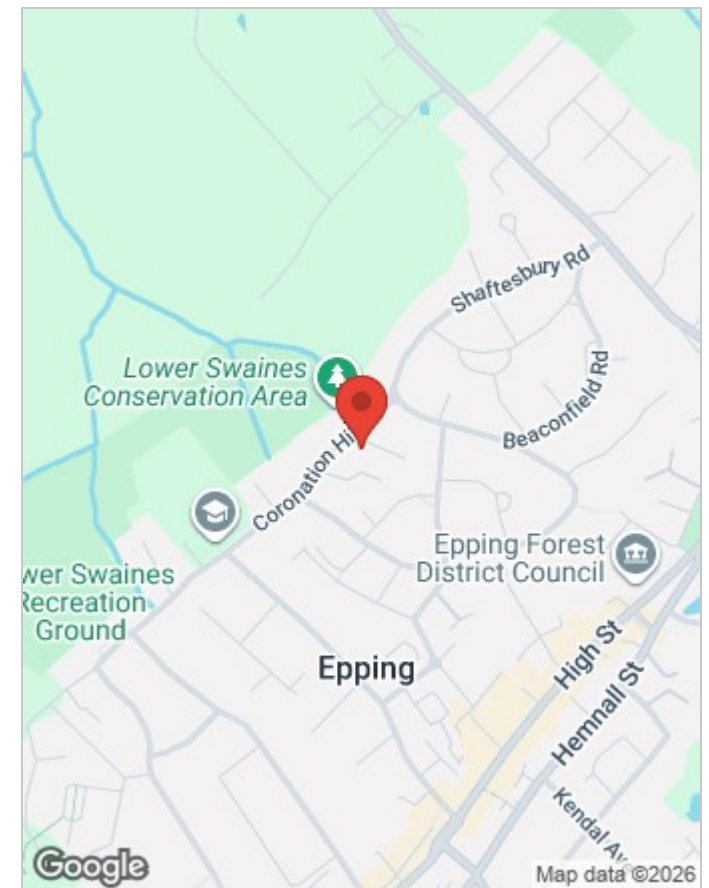
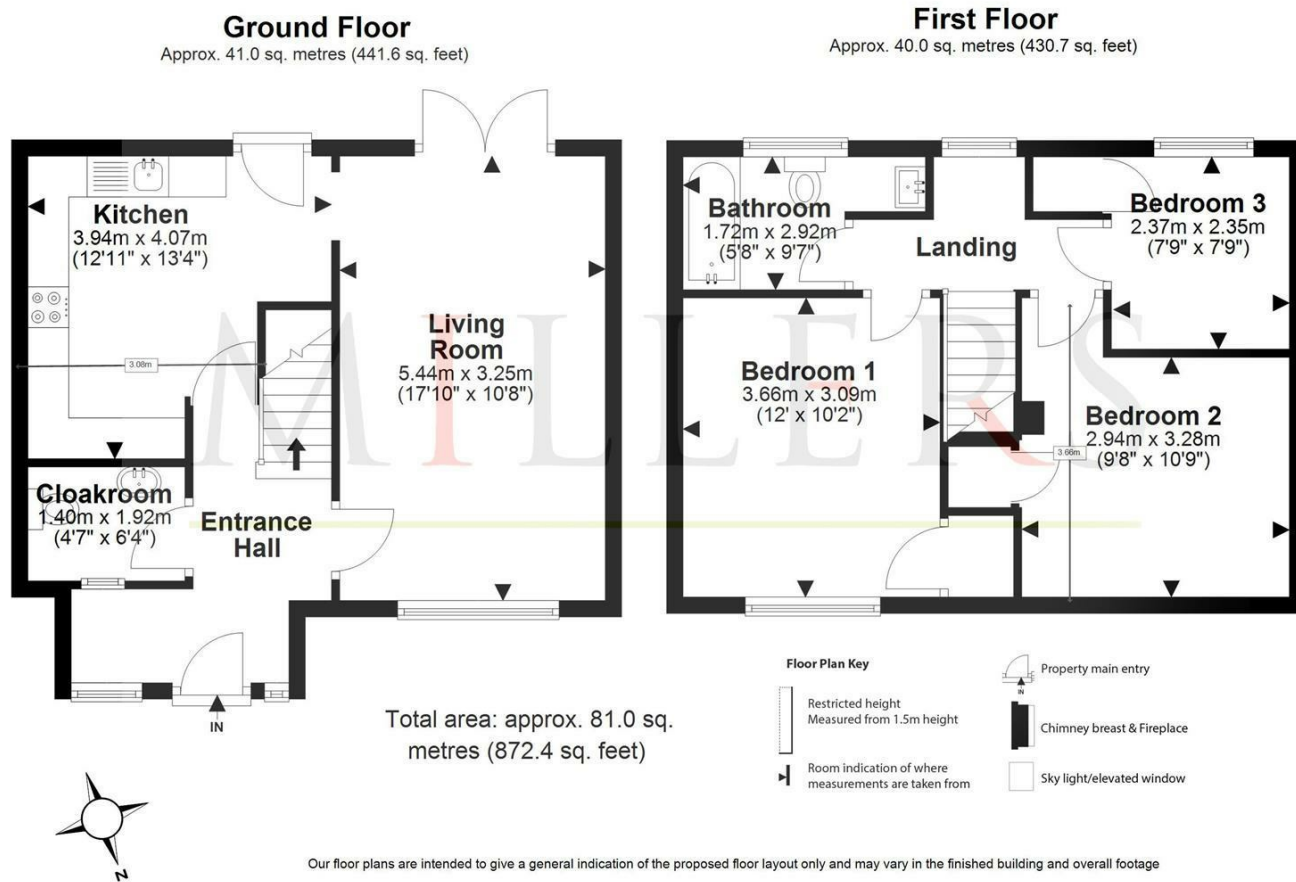
## EXTERNAL AREA

### Rear Garden

60' x 27' (18.29m x 8.23m)







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) A			(92 plus) A		
(81-91) B		85	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	66		(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 <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.

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