

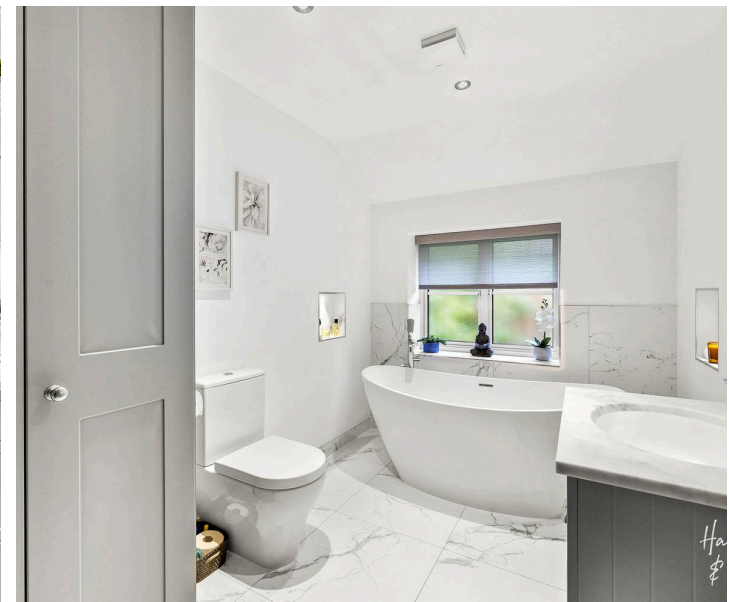
Coach House

9 Church Hill, Epping

Council Tax band: G

Tenure: Freehold

- Beautiful three double bedroom home
- Two ensuite shower rooms
- Open plan living
- Gated driveway
- Southerly facing garden
- Moments from Epping high street
- Short walk to Epping tube station



Hallway

Open Plan Kitchen / Living / Dining

26' 7" x 21' 8" (8.10m x 6.60m)

Bedroom

16' 9" x 11' 6" (5.10m x 3.50m)

Ensuite Shower Room

9' 6" x 3' 3" (2.90m x 1.00m)

WC

Bedroom

16' 9" x 12' 6" (5.10m x 3.80m)

Ensuite Shower Room

9' 10" x 5' 11" (3.00m x 1.80m)

Bedroom

16' 9" x 11' 6" (5.10m x 3.50m)

Bathroom

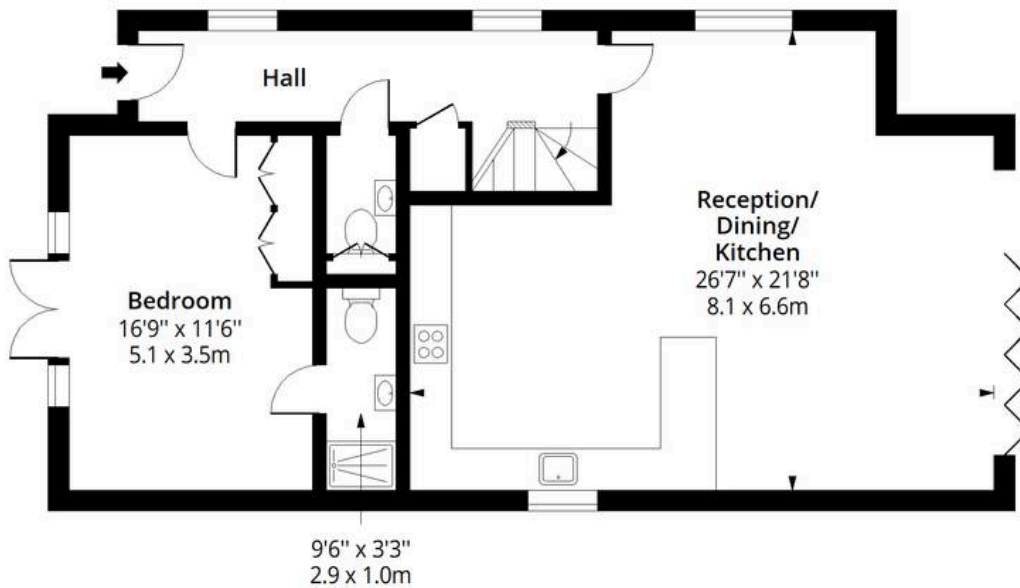
9' 10" x 6' 11" (3.00m x 2.10m)





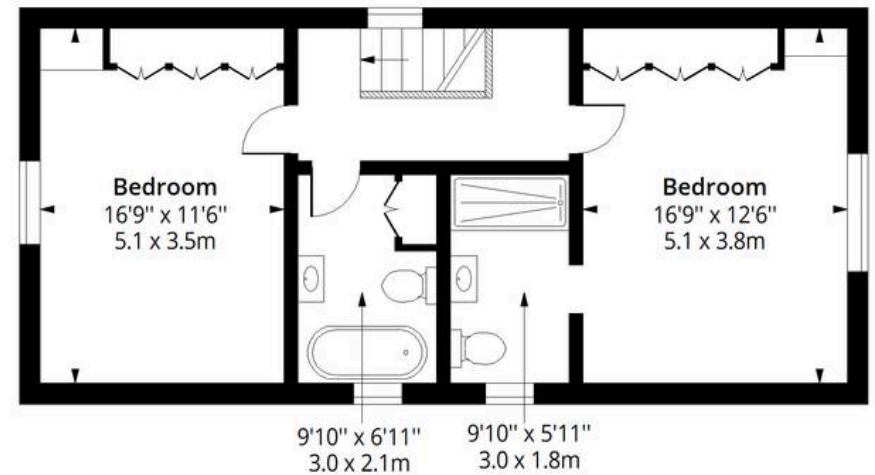
Church Hill CM16

Approx. Gross Internal Area 1538 Sq Ft - 142.88 Sq M



Ground Floor

Floor Area 901 Sq Ft - 83.70 Sq M



First Floor

Floor Area 637 Sq Ft - 59.18 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 13/10/2026