



Coach House, Church Hill, Epping
Guide Price £1,100,000

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MILLERS
ESTATE AGENTS

Set along Church Hill in Epping, this detached house welcomes you with a harmonious blend of modern comfort and everyday convenience. Step inside to discover two generous reception rooms, thoughtfully designed for both quiet moments and lively gatherings. Arranged over two floors, the home offers the flexibility of two or three double bedrooms, making it a wonderful choice for families, guests, or anyone in need of a dedicated workspace.

Built just eight years ago, this beautifully maintained property, thoughtfully styled for modern living, feels like it was finished last week, a credit to the existing vendors. At its heart, an open-plan living, dining, and breakfast kitchen forms a welcoming space where daily routines and special moments unfold. Folding doors open onto a sunlit stone patio and garden, seamlessly connecting indoors and out. Marble worktops, a breakfast peninsula, integrated appliances, and solid wood flooring bring together elegance and everyday practicality.

The main bedroom offers a peaceful retreat, with fitted wardrobes and a private en-suite that add comfort to the start and end of each day. The additional bedrooms are served by a stylish family bathroom, exquisitely finished with quality fittings and a carefully chosen suite, bringing a sense of everyday luxury. Electric gated parking offers secure space for two or three vehicles, a welcome advantage in the heart of Epping. From your doorstep, the lively town centre is just a short stroll away, with shops, restaurants, and daily essentials all close at hand.

This welcoming home is more than a place to live; it is a setting for a lifestyle shaped by thoughtful design and the ease of town living. Whether you are beginning a new chapter with family or searching for a comfortable space to call your own, this house is ready to be part of your story.

An internal inspection of this property is strongly advised at your earliest opportunity to avoid disappointment.





GROUND FLOOR

Entrance Hall

22'7" x 6'7" (6.88m x 2.00m)

Bedroom Three

11'5" x 16'8" (3.48m x 5.09m)

En-suite Shower Room

3'4" x 9'5" (1.01m x 2.88m)

Cloakroom WC

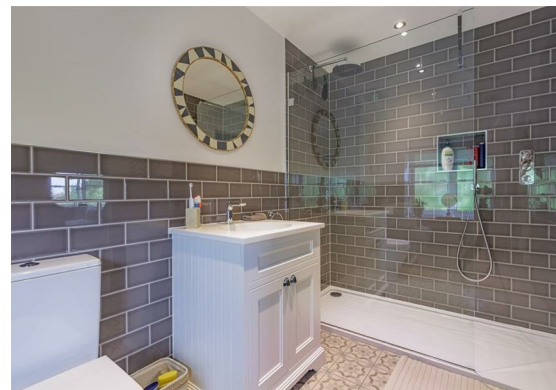
3'2" x 5'2" (0.97m x 1.58m)

Living Dining Room

16'11" x 21'3" (5.16m x 6.48m)

Kitchen

9'6" x 13'0" (2.89m x 3.96m)



FIRST FLOOR

Landing

13'5" x 6'8" (4.10m x 2.04m)

Bedroom One

12'6" x 14'4" (3.81m x 4.38m)

En-suite Shower Room

6'0" x 9'9" (1.82m x 2.96m)

Bedroom Two

11'5" x 14'4" (3.48m x 4.38m)

Bathroom

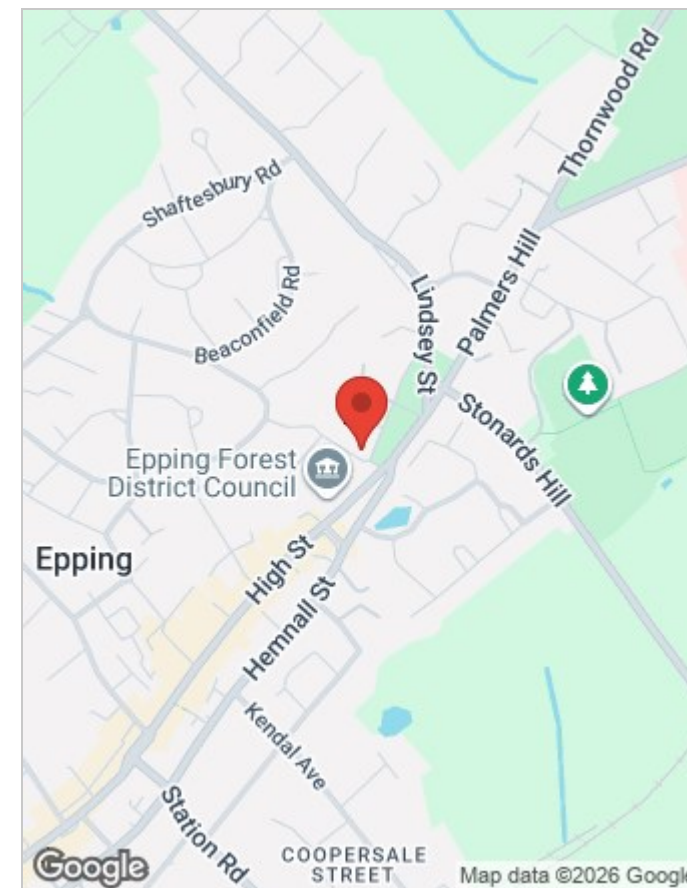
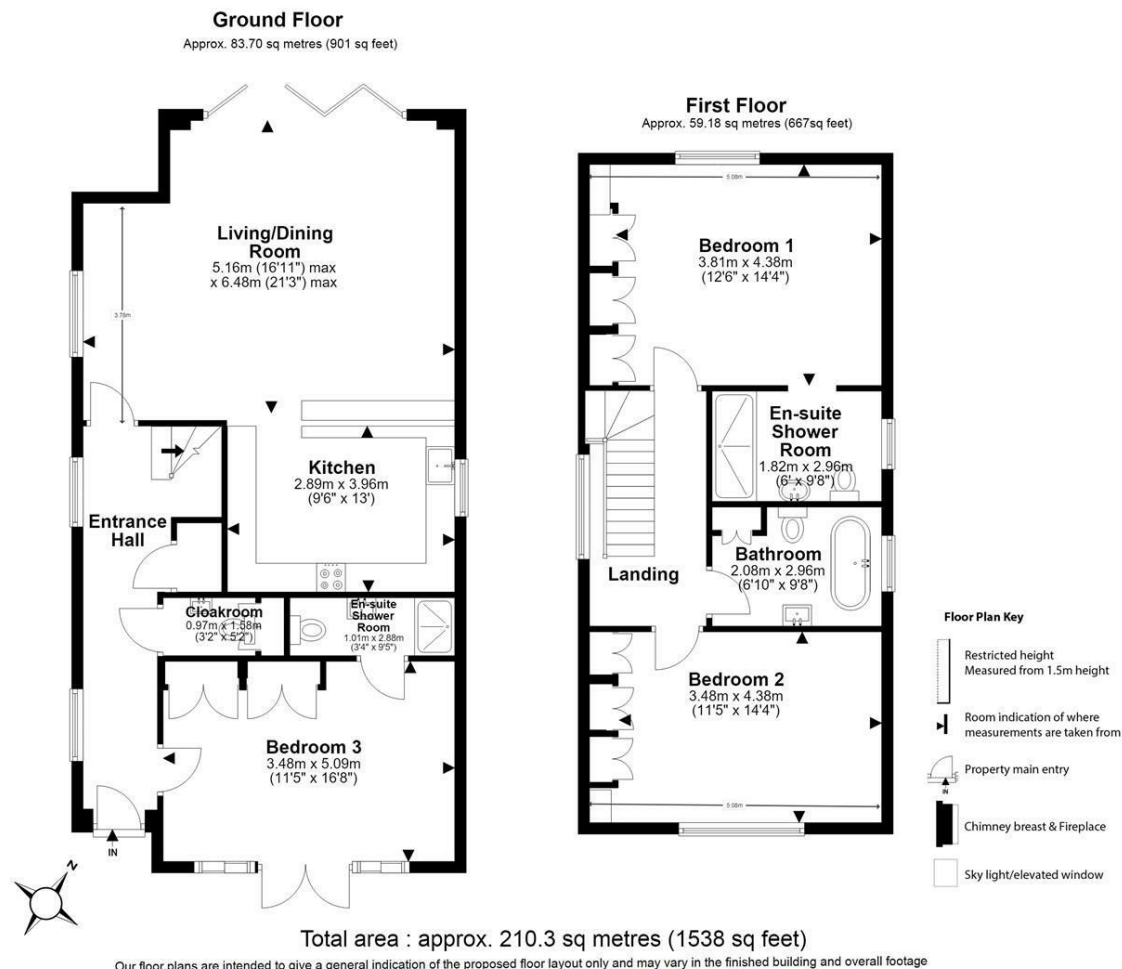
6'10" x 9'9" (2.08m x 2.96m)

EXTERNAL AREA

Rear Garden

45' x 22'3" (13.72m x 6.78m)





Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		93	(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		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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