



Coronation Hill, Epping

Guide Price £535,000

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MILLERS
ESTATE AGENTS

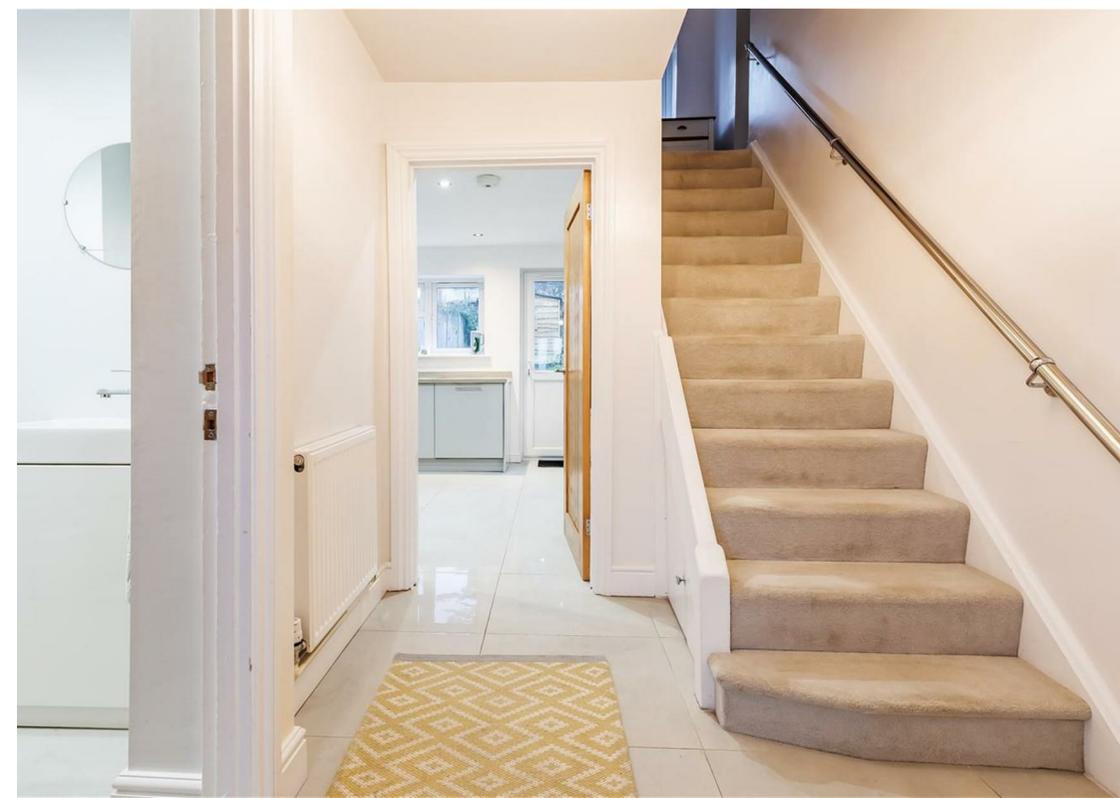
*** TERRACE HOME * BEAUTIFULLY FINISHED * THREE BEDROOMS * CLOSE TO HIGH STREET * 250 METERS TO EPPING PRIMARY SCHOOL * NEXT TO OPEN COUNTRYSIDE * APPROX. 60 x 30 FT REAR GARDEN ***

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

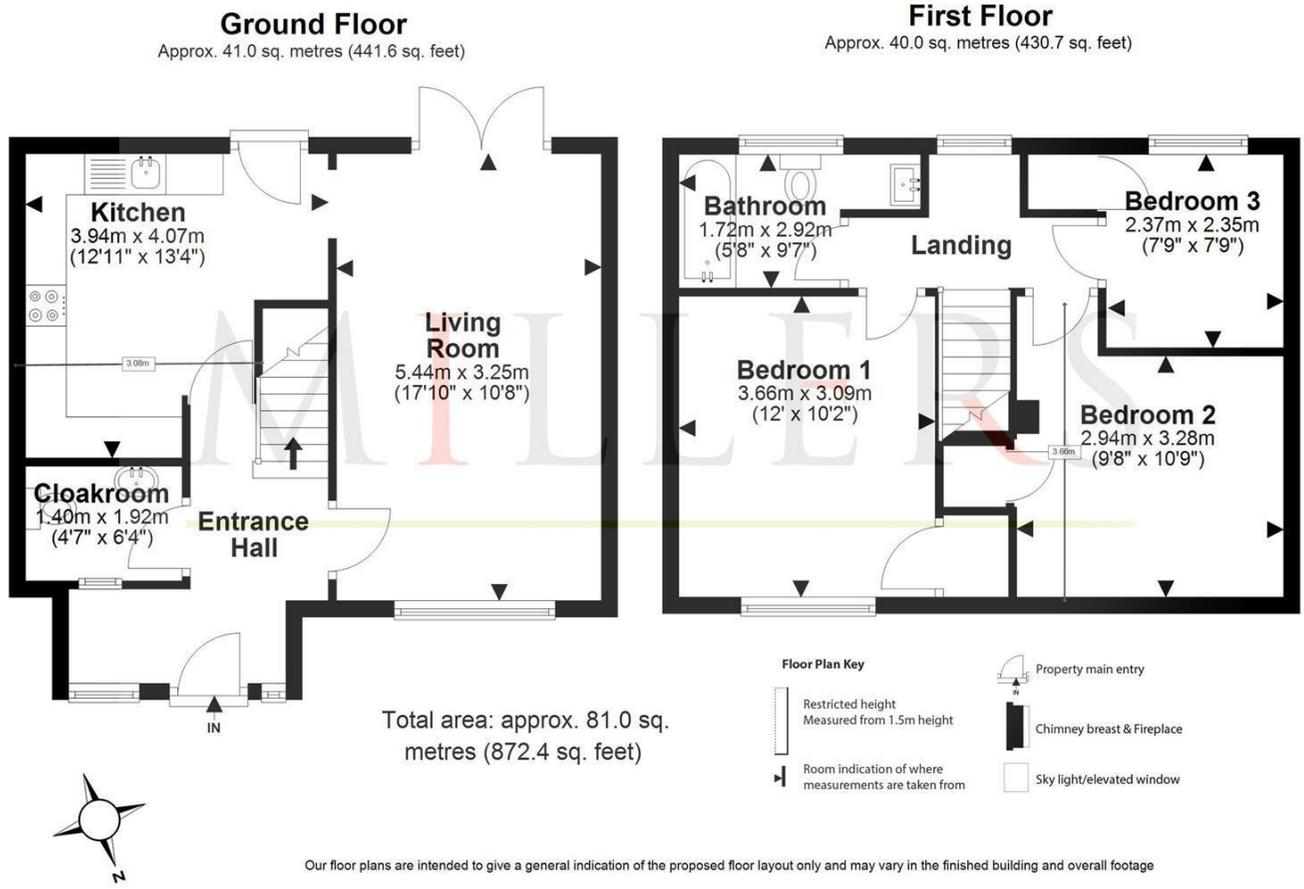
9'7" x 5'8" (2.92m x 1.73m)

EXTERNAL AREA

Rear Garden

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





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



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.

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		(92 plus) A	
(81-91) B		(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 ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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