



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)

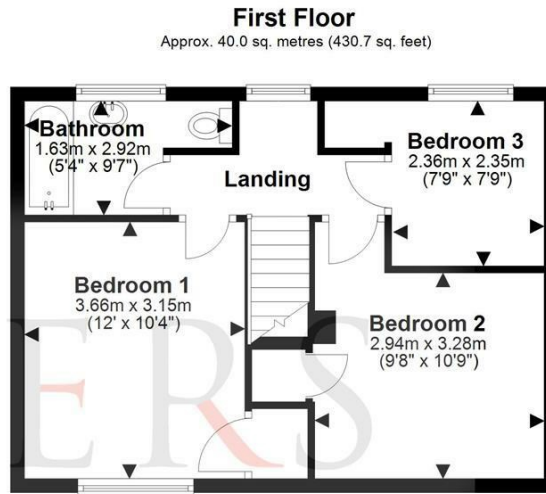
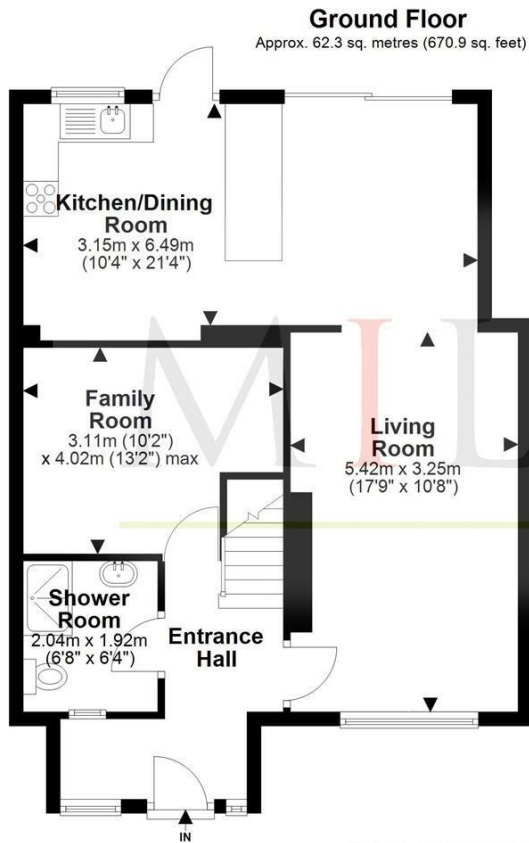
Bathroom

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

EXTERNAL AREA

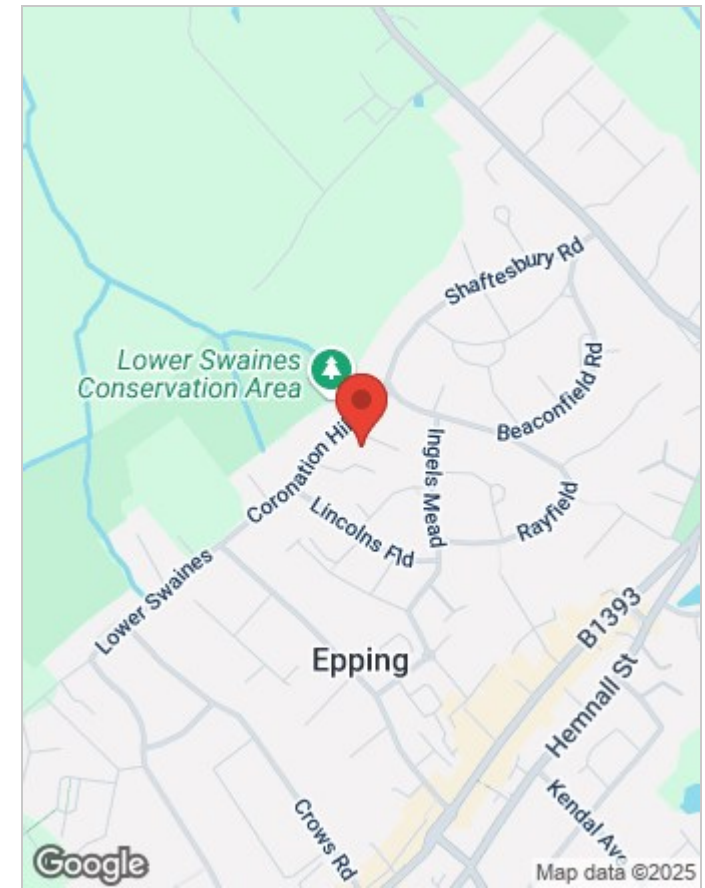
Rear Garden

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



Total area: approx. 102.3 sq. metres (1101.7 sq. feet)

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 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			(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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