



**Coronation Hill, Epping**

**Offers Over £525,000**

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**MILLERS**  
ESTATE AGENTS

**\* END TERRACE HOME \* IMMACULATE THROUGHOUT \* CONTEMPORARY KITCHEN/BREAKFAST ROOM \* THREE BEDROOMS \* CLOSE TO HIGH STREET & LOCAL SCHOOL \* NEXT TO OPEN COUNTRYSIDE \***

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 991 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 fully integrated contemporary kitchen/breakfast room, complete with a central island, Quooker hot tap, and water softener, perfect for casual dining and entertaining. The spacious lounge features a delightful fireplace, creating a warm and inviting atmosphere, plus a conservatory/dining room with doors that open directly onto the rear garden, seamlessly connecting indoor and outdoor spaces.

The first floor comprises three well-proportioned bedrooms, providing ample space for family living, along with a stylish bathroom. The property also boasts a small front garden, while side access leads to the rear garden, which measures approximately 50 feet. This outdoor space features a lovely 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 end 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 yours.





## GROUND FLOOR

### Living Room

18'4 x 10'6 (5.59m x 3.20m)

### Kitchen Breakfast Room

18'4 x 13'5 (5.59m x 4.09m)

### Dining Room Conservatory

11'6 x 6'11 (3.51m x 2.11m)

## FIRST FLOOR

### Bedroom One

10'2 x 12'2 (3.10m x 3.71m )

### Bedroom Two

10'6 x 9'6 (3.20m x 2.90m)

### Bedroom Three

8'2 x 7'10 (2.49m x 2.39m)

### Bathroom

9'6 x 5'7 (2.90m x 1.70m)

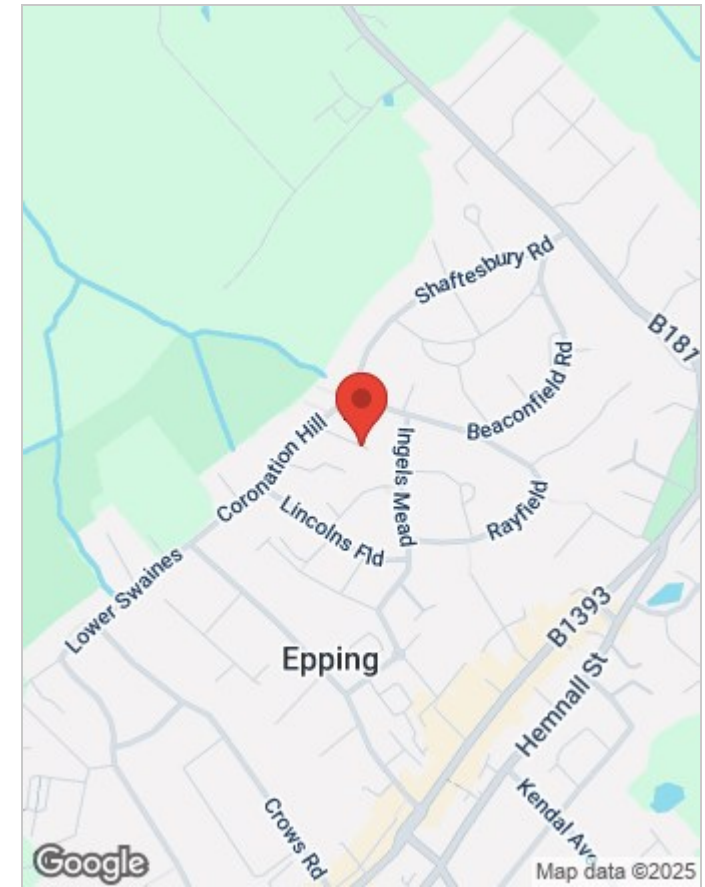
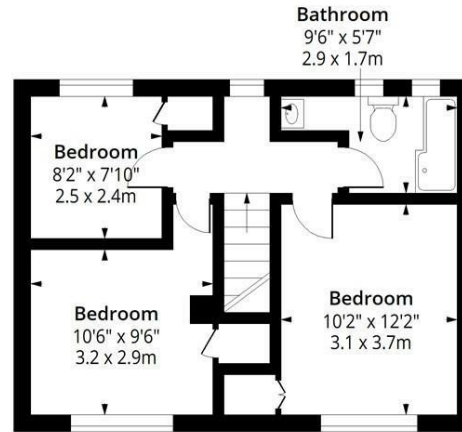
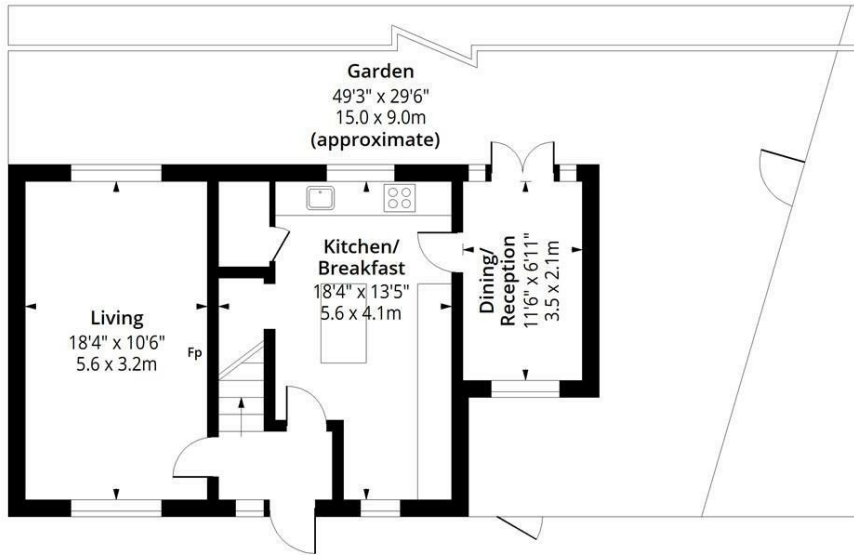
## EXTERNAL AREA

### Rear Garden

49'3 x 29'6 (15.01m x 8.99m)

# Coronation Hill, CM16

Approx. Gross Internal Area 991 Sq Ft - 92.06 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: 4/8/2025

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			
	<b>68</b>		<b>88</b>
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	