



## Coronation Hill, Epping, CM16

£500,000 Guide Price

Hammond  
& Smith

# Property Description

A bright and colourful three bedroom terrace home sitting in the superb location of Coronation Hill, Epping.

"We have loved living here and have done a lot... Great neighbours, fab location! We know the new owners will be as happy as we have been."

Nestled amongst a great community, this delightful home is ready to welcome its new owners. Full of personality, inside you will find a spacious lounge, kitchen/diner and lean-to/conservatory opening out onto the rear garden. Sweeping across the length of the home, the lounge is a bright and cheery space with a superb log burner to enjoy on colder days. The kitchen provides an L-shaped array of fitted units, integrated oven and hob, with the family dining table sitting comfortably within the space. The conservatory/lean-to spreads the width of the home, and is an ideal sun room to enjoy a good book, or perhaps even a children's playroom to keep all those toys at bay.

Heading upstairs you will find two double bedrooms and a good sized single. Both double bedrooms come complete with fitted wardrobes, ready for you to move in and unpack. Completing the first floor is the family bathroom.

Outside, the rear garden is a great space to enjoy those all important summer get togethers with family and friends. With lawn and patio areas paired with mature planting, this low maintenance space is a real delight.

Coronation Hill is ideally placed in Epping, moments from the High Street, Lower Swaines Recreation Ground and Epping Primary School. Epping is a mecca for families to explore and enjoy, from the delights of the forest to the bustling town centre full of cafes, eateries and more. With the underground



station also in location whisking you into the city within 20 minutes, it's no wonder why this is such a popular spot. A simply enviable place to love and call home.

## Key Features

- ✓ THREE BEDROOMS
- ✓ MODERN BATHROOM
- ✓ MULTI-FUEL STOVE
- ✓ DOUBLE GLAZED
- ✓ GAS CENTRAL HEATING
- ✓ SHORT WALK TO HIGH STREET
- ✓ CLOSE TO SCHOOLS
- ✓ FITTED KITCHEN
- ✓ SPACIOUS LOUNGE
- ✓ CONSERVATORY



# Rooms

## Entrance Hall

## Lounge

17' 11" x 10' 8" (5.47m x 3.25m)

## Kitchen

13' 3" x 17' 11" (4.04m x 5.47m)

## Conservatory

15' 2" x 7' 9" (4.62m x 2.37m)

## First Floor

## Bedroom One

## Bedroom Two

10' 8" x 9' 6" (3.25m x 2.9m)

## Bedroom Three

8' 0" x 7' 8" (2.45m x 2.34m)

## Bathroom

8' 8" x 5' 4" (2.64m x 1.62m)

# External Areas

Garden

On Road





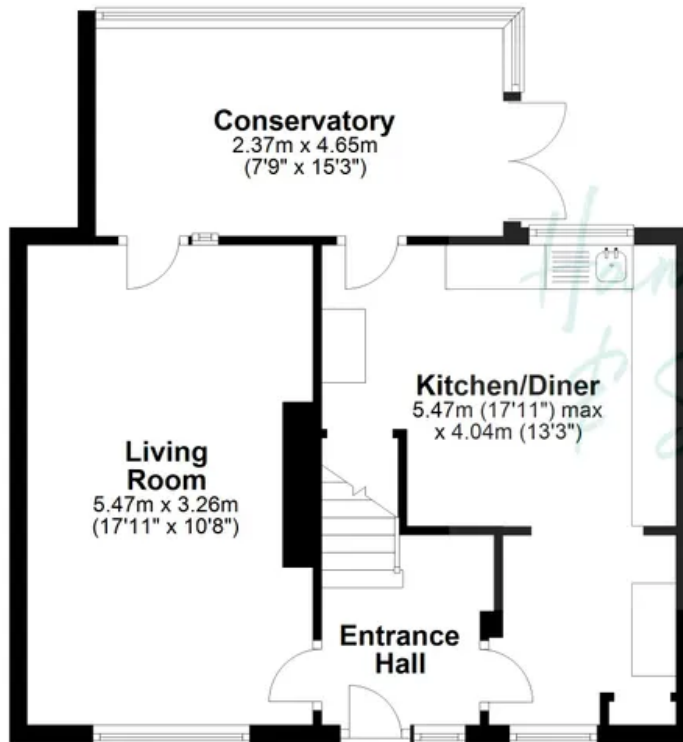




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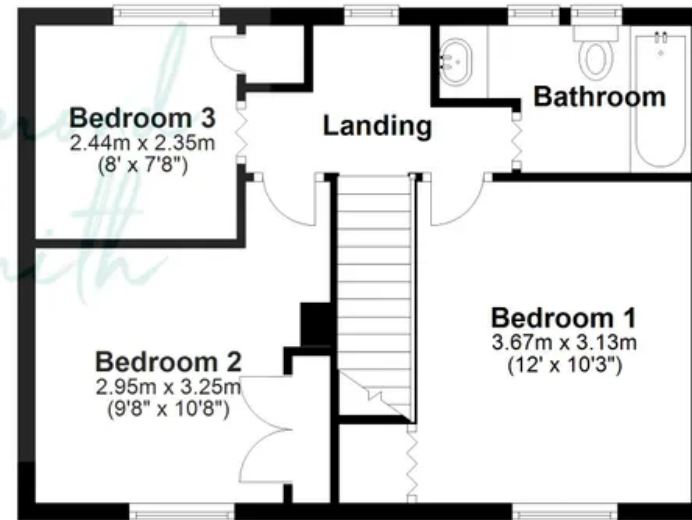
### Ground Floor

Approx. 52.0 sq. metres (559.2 sq. feet)



### First Floor

Approx. 40.5 sq. metres (435.6 sq. feet)



Total area: approx. 92.4 sq. metres (994.8 sq. feet)

Floorplans are provided for guidance only. They are not to scale & must not form any part of a legal contract or be reproduced  
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