



EMERSON PARK

O.I.E.O £1,350,000



The Property

Situated in the prestigious Emerson Park, this impressive five doubled bedroom detached family home is arranged over three floors and offers spacious accommodation throughout. The ground floor comprises a large entrance hall, kitchen/breakfast room, utility room, three reception rooms, and a WC.

The first floor includes four double bedrooms, with the master bedroom benefitting from a dressing room and en-suite, along with a family bathroom serving the remaining rooms. The second floor provides an additional double bedroom with its own en-suite, ideal as a guest suite or private retreat.

Externally, the property is approached via a carriage driveway providing off-street parking for several vehicles, along with a double garage. To the rear is a stunning established garden extending in the region of 200ft, offering excellent space for entertaining and potential for outbuildings or a swimming pool, subject to planning consent.

Conveniently located within walking distance of Emerson Park railway station, offering access to the Elizabeth line via Romford railway station and C2C services from Upminster railway station, as well as nearby shops and amenities, this is a rare opportunity in a sought-after location.

An early viewing is highly recommended.

Council Tax Band G

EPC rating F

FOR FURTHER DETAILS AND TO ARRANGE A VIEWING CALL: 01708 457916

5 Double Bedroom Detached Family Home in Emerson Park

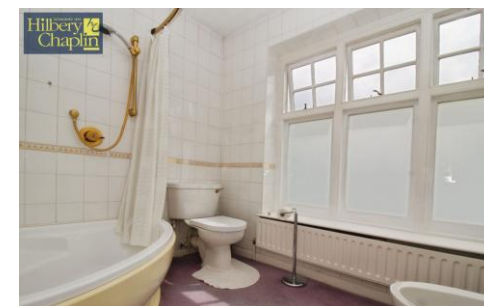
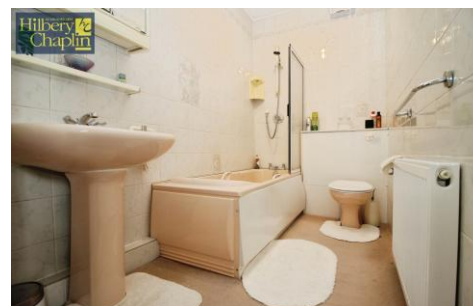


Location

Berther Road is offering access to Emerson Park Station with its shuttle service to Upminster and Romford British Rail Station with its direct link to London Liverpool Street and the benefit of the Elizabeth Line. Road links to the A127, A12 and M25 are just a short drive away.

Hornchurch town centre is close by with its good selection of shops, bars and restaurants, and a number of high achieving schools.

There are open green spaces a plenty, numerous golf clubs such as Romford Golf club being just under 3 miles away, and Cranham Golf course, also Thames Chase Forest centre is just over 5 miles away offering walks, bike trials, and café.





Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		

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Hilbery Chaplin ESTABLISHED 1894

Tel: 01708 457916
hornchurch@hilberychaplin.co.uk