



Emerson Park

£1,000,000-£1,200,000

ESTABLISHED 1894  
Hilbery  
Chaplin



## The Property

Situated in a desirable cul-de-sac in the heart of Emerson Park, this well-presented four-bedroom detached family home offers excellent potential for further extension, subject to the necessary planning permissions.

The property features a spacious entrance hall leading to a bright and airy living room with French doors opening onto the rear garden. There is also a generously sized kitchen/breakfast room, a separate dining room, a study, and a ground floor cloakroom.

Upstairs, the accommodation comprises a principal bedroom with an en-suite shower room, in addition to three further bedrooms served by a family bathroom.

Externally, the property benefits from a secluded rear garden, while to the front there is off-street parking leading to a double-width garage with up-and-over doors.

Conveniently located within walking distance of Emerson Park Station and local shops, this property presents an excellent opportunity to create a superb family home in a highly sought-after location.

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

*4 Bedroom detached family home situated in a cul-de-sac location.*



## Location

The Woodfines is offering access to Emerson Park Station with its shuttle service to Upminster and Romford and Gidea Park Station with its direct link to London Liverpool Street and the benefit of the new 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.





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](http://www.Propertybox.io)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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