

Emerson Park Guide Price £1,100,000 - £1,200,000





The Property

Situated in a desirable cul-de-sac and occupying a generous corner plot of approximately 105ft x 82ft, this five-bedroom detached family home offers fantastic potential for modernisation and extension (subject to the necessary planning permissions).

The property features a spacious entrance hall leading to a large living/dining room with two sets of patio doors opening onto the rear garden, creating a bright and welcoming living space. The ground floor also includes a kitchen, study, and a cloakroom.

Upstairs, the accommodation comprises a master bedroom with en-suite bathroom, along with four further bedrooms served by a family bathroom/shower room providing ample space for family living.

Externally, the property benefits from an L-shaped rear garden with an outdoor swimming pool (requiring refurbishment). To the front, there is off-street parking leading to an integral garage.

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

Council Tax G

EPC D

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

5 Bedroom detached family home.

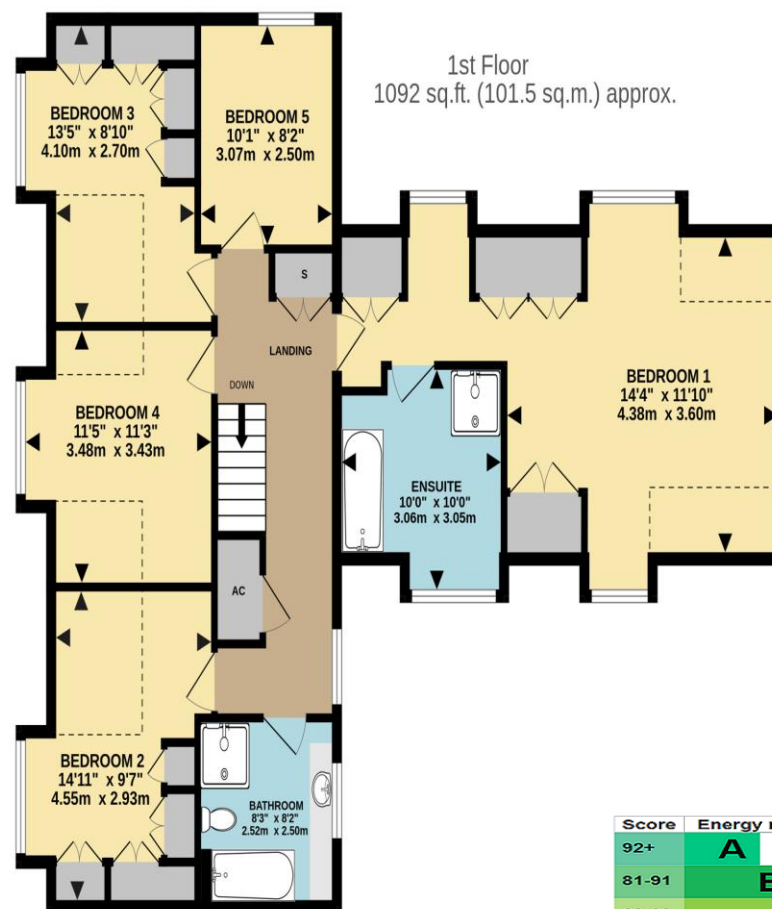
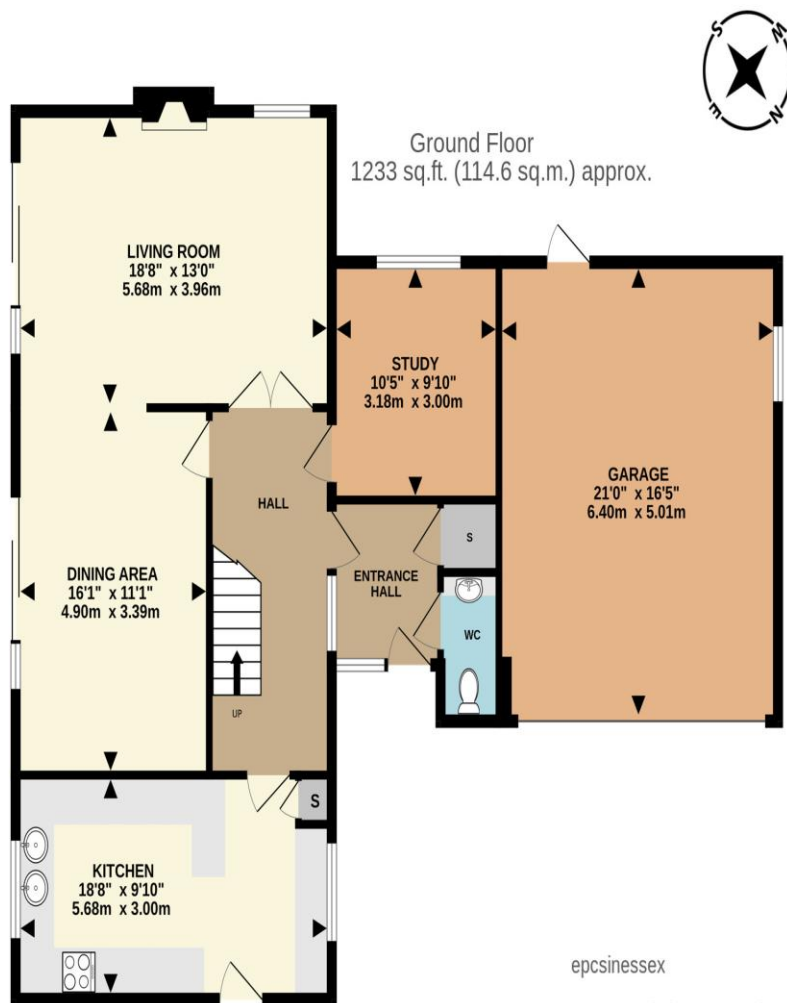


Location

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.





TOTAL FLOOR AREA : 2326 sq.ft. (216.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	75 C
39-54	E		
21-38	F		
1-20	G		

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Tel: 01708 457916
hornchurch@hilberychaplin.co.uk