



Woodlands Avenue

Emerson Park, Hornchurch



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£4,600,000

Superbly located within this tree lined turning on Emerson Park standing within its grounds and gardens of around three quarters of an acre is this spectacular modern detached family home which absolutely must be viewed personally for its plot, position, accommodation and condition to be fully appreciated.

GROUND FLOOR

Fabulous Reception Hall 35'7" x 22'7" maximum with sweeping Oak Staircase & Two Storey Front Window
Ground Floor Cloakroom
Drawing Room 25'6" x 18'8"
Dining Room 22'6" x 12'9"
Study 14'10" x 13'
Family Room 18'8" x 10'7"
Games Room 31'5" x 21'8"
TV Room/Bedroom Seven 14'10" x 13'
Stunning Open Plan Kitchen/Breakfast Room 33' x 18'3" maximum with Integrated Appliances
Utility Room 15'3" x 6'5"
Attached Indoor Heated Swimming Pool Complex 36'1" x 30'10" with Heated Swimming Pool, Lobby with Changing Room & Shower Room
External Plant Room

FIRST FLOOR

Spacious Galleried First Floor Landing
Master Bedroom Suite 35'8" x 28'4" overall with Two Walk-in Wardrobes & Luxury En Suite Bathroom, plus French Doors to Rear Balcony & Gymnasium
Bedroom Two 22' x 12'10" with Vaulted Ceiling & Juliette Balcony to the Rear & En Suite Shower Room
Bedroom Three 18'4" x 15' with En Suite Shower Room
Bedroom Four 18'9" x 14'10"
Bedroom Five 18'8" x 13'10" with Juliette Balcony to the Rear & En Suite Shower Room
Bedroom Six 14'9" x 11'1"
Family Bathroom/WC

EXTERNALLY

Overall Plot around Three Quarters of an Acre
Rear Garden around 165' x 115'
Secure Frontage with Walls, Railings & Electrically Operated Gates with Entry Phone System
Cobbled Front Driveway with Off-Road Car Parking for many Vehicles
Three Car Garaging
Storage Area above Garaging

EXTERNAL & INTERNAL FEATURES

Handmade Clay Tile Roof
Light Oak Double Glazed Windows Throughout
Villeroy & Bosch Sanitary Wear
Gas Fired Central Heating
Gas Fired Underfloor Heating to the Ground Floor
Underfloor Heating to the Bathrooms
Downlighters Throughout
Alarm System

Sought After Location
Viewing Absolutely Essential



To arrange a viewing on this property please call us on 01708 476666



In brief, to the first floor there are seven impressive bedrooms, five with en suite facilities and incorporating a fabulous master bedroom suite of 35'8" x 28'4" overall with two walk-in wardrobes, en suite bathroom and access to a spacious rear balcony and gymnasium level overlooking the indoor pool house. To the ground floor the magnificent reception hall of 35'7" x 22'7" overall is lit from a two storey double glazed window to the front with sweeping oak staircase rising to a galleried landing. To the ground floor, there are six impressive reception rooms being a drawing room 25'6" x 18'8", dining room 22'6" x 12'9", study 14'10" x 13' and a games room of 31'5" x 21'8". The oak fitted kitchen/breakfast room of 33' x 18'3" maximum is fitted in oak beneath marble worktops with integrated appliances and there is a separate utility room 15'3" x 6'5". A particular feature of the property is the attached indoor swimming pool complex measuring around 36'1" x 30'10" overall with heated swimming pool overlooked from the first floor gymnasium mezzanine level and incorporating a changing room, shower room and plant room. Access to the property is via electrically operated gates with entry phone system which lead to extensive parking areas and an attached three car garage 32'7" x 22'4". To the rear, the magnificent lawned gardens provide a delightful outlook from the house. We cannot over emphasize the need for a personal inspection to fully appreciate all that is offered by this special detached family home. Ref No. 4614-16 EPC C.





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ENTRANCE:

Part glazed door to the fabulous reception hall.

RECEPTION HALL 35'7" X 22'7" MAXIMUM:

Marble tiled flooring. Sweeping oak staircase rising to the first floor galleried landing all being lit from the tall feature double glazed window to the front. Feature marble fireplace with a fitted gas fire on a raised marble hearth and entry phone point.

GROUND FLOOR CLOAKROOM:

Travertine tiling to the floor and half the walls. Low level WC and wash hand basin with cabinet above.

DRAWING ROOM 25'6" X 18'8":

Double doors from the reception hall. Oak flooring. Feature marble fireplace with a fitted gas fire on a raised marble hearth. Double glazed windows to one side and further double glazed French doors and windows to the rear garden. Walnut effect and high gloss wall unit to one wall. Double doors leading through to the dining room.

DINING ROOM 22'6" X 12'9":

Oak flooring. Further door from the reception hall. Double glazed French doors and windows to the rear garden.

STUDY 14'10" X 13':

Double glazed bay to the front. Oak flooring.

GAMES ROOM 31'5" X 21'8":

A delightful room again with oak flooring. Feature marble fireplace with a fitted gas fire. Double glazed windows on either side to the front. Wall light points. Double glazed bay to one side. Double doors from the reception hall.

TV ROOM/BEDROOM SEVEN 14'10" X 13':

Oak flooring. Double glazed window to one side. A range of wardrobe cupboards as this room is currently being used as ground floor bedroom.

KITCHEN/BREAKFAST ROOM 33' X 18'3" OVERALL:

The kitchen area is comprehensively fitted in a range of oak fronted cabinets beneath marble work surfaces incorporating a large central island with breakfast bar. Range cooker. Built-in microwave. Double butler sink unit. Coffee maker, dishwasher, American style fridge freezer. Ceramic tiled flooring. Double glazed windows to the rear. Open plan to the breakfast area. Off the kitchen/breakfast room there is a lobby.

LOBBY:

Gives access through to the indoor pool complex. Tiled flooring.

GROUND FLOOR CLOAKROOM:

Part tiled. Tiled flooring. Low level WC and wash hand basin

GROUND FLOOR SHOWER/CHANGING ROOM:

Tiled flooring. Part tiled walls. Shower cubicle with glazed door.

DAY ROOM 18'8" X 10'7":

Oak flooring. Double glazed windows and French doors to the rear garden.





UTILITY ROOM 15'3" X 6'5":

Fitted in keeping with the kitchen. Door to one side.

INDOOR POOL HOUSE 35'7" X 30'7" OVERALL:

A magnificent room with high vaulted ceiling. Non slip tiled flooring. A tiled heated swimming pool 24' x 12'. Part tiled walls. Staircase rising to the first floor mezzanine level which is the gymnasium off the master bedroom. The pool house incorporates feature tall double glazed windows to the rear and three sets of double glazed French doors to the garden. The plant room has external access.

FIRST FLOOR GALLERIED LANDING:

Oak balustrading. Lit from the tall double glazed window to the front. Entry phone point. Radiator. Downlighters. Access to the loft space. Airing cupboard.

MASTER BEDROOM SUITE 35'8" X 28'4" OVERALL:

An impressive master bedroom with a continuation of the oak flooring. Double glazed bay to one side. Double glazed windows to the front. Air conditioning unit. Two walk-in wardrobes/dressing rooms and en suite bathroom. From the bedroom there are glazed double doors to the **mezzanine gym** above the pool which measures approximately **22'8" x 20'** with ceramic tiled flooring. Balustrading and staircase to the pool. Two sets of French doors to the balcony. From the bedroom there are a further set of glazed French doors leading to the spacious rear balcony overlooking the rear garden.

EN SUITE BATHROOM/WC:

Part tiled walls. Tiled flooring. Oval bath, low level WC, walk-in shower with screen and twin bowls on a stand with drawers and cupboards beneath, mirrored cabinets and lighting above.

BEDROOM TWO 22' X 12'10":

Double glazed French doors to a rear Juliette balcony overlooking the garden. Feature vaulted ceiling. Oak flooring. Fitted wardrobe cupboards.

EN SUITE SHOWER ROOM/WC:

Part tiled walls. Tiled flooring. Window to the rear. Low level WC, rectangular bowl with cupboard beneath and shower cubicle.





BEDROOM THREE 18'4" X 15':	Oak flooring. Double glazed window to the rear.
EN SUITE SHOWER ROOM/WC:	Part tiled walls. Tiled flooring. Window to the rear. Low level WC, rectangular bowl with cupboard beneath and shower cubicle.
BEDROOM FOUR 18'9" X 14'10":	Oak flooring. A range of fitted wardrobe cupboards and adjacent dressing table unit. Double glazed window to the side. Radiator. Downlighters.
BEDROOM FIVE 18'8" X 13'10":	Double glazed French doors to another Juliette balcony overlooking the rear garden. Oak flooring. A range of wardrobe cupboards with adjacent dressing table unit.
EN SUITE SHOWER ROOM/WC:	White suite comprising low level WC, rectangular bowl, double shower cubicle with glazed door. Part tiled walls. Ceramic tiled floor. Window to one side.
BEDROOM SIX 14'9" X 11'1":	Double glazed window to the front. Light oak effect wardrobe cupboards complete to one wall. Matching wall unit. Oak flooring.
FAMILY BATHROOM/WC:	Low level WC, oval bath, bowl with cupboard beneath and shower cubicle with glazed door. Double glazed window to one side. Part tiled walls. Downlighters.
EXTERIOR:	As previously mentioned the property is superbly located within this sought after tree lined turning on Emerson Park. The property itself sits within its own grounds and gardens of around three quarters of an acre.
FRONTAGE:	Access to the secure frontage is via electrically operated gates with an entry phone system set within walling with wrought iron railings. The frontage incorporates well tended lawns and is largely given over to an attractive cobbled driveway which provides off-road car parking for many vehicles. The driveway leads to the attached three car garage. Access on either side of the house leads to the rear garden.
ATTACHED GARAGE 32'7" X 22'4":	Three electrically operated up and over doors. Power and light. Personal door to the rear. Roof storage space.
REAR GARDEN:	The rear garden is a particular feature of the property measuring around 165' in depth with an average width of around 115' and a maximum of around 135'. Off the back of the house there is an extensive sand stone patio area retained by low walling. The garden itself is extensively laid to well tended lawns retained by screen fencing with mature trees, shrubs, bushes and hedging.







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