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Elm Grove

Emerson Park, Hornchurch



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O.I.E.O £1,900,000

Superbly located in the middle of Emerson Park is this extended and very much improved detached character property.

Magnificent Reception Hall 23'8" x 23'8" Overlooked from the Galleried Landing

Fully Tiled Ground Floor Cloakroom

Lounge/Dining Room 24'6" x 17'5"

Sitting Room 24' x 13'9"

Family/Games Room 31'8" x 17'3"

Fitted Kitchen/Breakfast Room 21'4" x 19'5"

Utility Area

Fully Tiled Ground Floor Shower Room

Ground Floor Cloakroom

Galleried First Floor Landing

Master Bedroom 19' x 14' (Fitted)

Fully Tiled En Suite Bathroom

Bedroom Two 17'3" x 14' (Fitted)

Fully Tiled En Suite Bathroom

Bedroom Three 15'1" x 12'1"

Fully Tiled En Suite Shower Room

Bedroom Four 13'7" x 11'4"

Bedroom Five 12' x 9'

Fully Tiled Family Bathroom/WC

Second Floor Bedroom Six 21' x 20'6"

Fully Tiled En Suite Bathroom

Second Floor Bedroom Seven 20'8" x 17'4"

Fully Tiled En Suite Bathroom

Gas Heating Via Radiators

Double Glazed Windows

In & Out Driveway

Two Sets of Electrically Operated Gates with Entry Phone System

Integral Garage

West Facing Rear Garden 117' In Depth

Indoor Swimming Pool Complex 56' x 24'4" With:

Tiled Swimming Pool 42' x 16' With "Aquatrac" Cover, Cloakroom, Sauna & Shower Room

Personal Viewing Absolutely Essential



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



In brief, the accommodation which is set over three floors incorporates seven double bedrooms, five with en suite bath or shower rooms and a fully tiled family bathroom/WC. To the ground floor, a magnificent reception hall off 23'8" x 23'8" is overlooked from a galleried landing and provides access to living accommodation incorporating three principle reception rooms being a lounge/dining room 24'6" x 17'5", sitting 24' x 13'9" and a family/games room of 31'8" x 17'3". There is a comprehensively fitted kitchen/breakfast room 21'4" x 19'5" with separate utility area, a ground floor shower room and separate ground floor cloakroom. The property affords gas central heating via radiators and double glazed windows throughout. The property affords a road frontage of around 70' incorporating two sets of electrically operated gates with an entry phone system leading to an in and out driveway and integral garage. The rear gardens enjoy a westerly aspect and measure approximately 117' in depth incorporating a detached swimming pool complex of 56' x 24'4" with tiled pool 42' x 16' with "Aquatrac" cover. Personal viewing is absolutely essential to fully appreciate all that is offered by this extremely spacious detached character home. Ref No. 4533-15 EPC D





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ENTRANCE:

Double glazed double doors leading to the:

MAGNIFICENT RECEPTION HALL 23'8" x 23'8":

Marble tiled flooring. Double glazed windows to the front. Two storey ceiling height with first floor galleried landing retained by cast iron balustrading. Radiators. Wall light points.

GROUND FLOOR CLOAKROOM:

Fully tiled walls and flooring. White suite comprising low level WC, vanity unit with drawers and cupboards beneath and lit mirror.

LOUNGE/DINING ROOM 24'6" X 17'5":

Porcelain tiled flooring. Wall mounted TV Point. Double glazed patio doors and bay to the rear. Downlighters. Radiators. Wall light points. Folding doors to the sitting room.

SITTING ROOM 24' X 13'9":

Double glazed windows to the side and rear. Double glazed doors to the family/games room.

FAMILY/GAMES ROOM 31'8" X 17'3":

Three sets of double glazed French doors and windows overlooking and leading to the rear garden. Radiators. Wall light points.

KITCHEN/BREAKFAST ROOM 21'4" X 19'5":

The kitchen area has comprehensively fitted in a range of white high gloss cabinets beneath worktops with matching eye level units above. Fitted range cooker. Peninsula breakfast bar. Built-in dishwasher. Double glazed windows to the front. Inset sink unit. Part tiled walls. Ceramic tiled flooring. Downlighters. Double glazed door to one side. To the breakfast area there are further double glazed windows to the front and radiator. Doorway from the reception hall. Off the kitchen there is a utility area.

UTILITY AREA:

Fully tiled with ceramic tiled flooring and double glazed windows to one side.

GROUND FLOOR SHOWER ROOM:

Fully tiled walls and flooring. Low level WC. Vanity unit with drawers and cupboards beneath. Enclosed steam shower cubicle. Heated towel rail. Double glazed window to the rear.

GROUND FLOOR CLOAKROOM:

Fully tiled walls and floor. Low level WC, vanity unit with drawer and cup board beneath. Lit wall mirror.

FIRST FLOOR GALLERIED LANDING:

A most attractive galleried area retained by feature wrought iron balustrading.

MASTER BEDROOM 19' X 14':

Double glazed windows to the rear. Sliding mirror door wardrobe cupboards complete to one wall. Radiator. Downlighters.





EN SUITE BATHROOM:

Fully tiled walls. Ceramic tiled flooring. Low level WC. Panelled bath. Vanity unit with drawers and cupboards beneath and wall mounted cabinet above. Steam shower cubicle. Double glazed windows to the rear.

BEDROOM TWO 17'3" X 14':

Double glazed windows to the front. Radiator. Sliding door wardrobe cupboards to one wall. Wall light points. Downlighters.

EN SUITE BATHROOM:

Fully tiled walls. Ceramic tiled flooring. White suite comprising low level WC, bidet, pedestal wash hand basin and a corner jacuzzi bath unit. Double glazed window to the front. Radiator. Separate shower cubicle.

BEDROOM THREE 15'1" X 12'1":

Double glazed windows to the rear. Eaves storage cupboards.

EN SUITE SHOWER ROOM:

Fully tiled walls. White suite comprising low level WC, vanity unit with cup board beneath and shower cubicle.

BEDROOM FOUR 13'7" X 11'4":

Double glazed window to the front. Radiator. Downlighters.

BEDROOM FIVE 12' X 9':

Double glazed window to the rear. Radiator. Range of mirror door wardrobe cupboards.

FAMILY BATHROOM/WC:

Fully tiled walls and flooring. White suite comprising low level WC, jacuzzi bath, vanity unit with cupboard beneath and wall mounted cabinet. Double glazed window to one side.

SECOND FLOOR LANDING:

Display area. Turned balustrading.

BEDROOM SIX 21' X 20'6":

Double glazed window to the rear. Eaves wardrobe/storage cupboards. Radiator.





EN SUITE BATHROOM/WC

White suite comprising low level WC, pedestal wash hand basin and panelled bath. Fully tiled walls. Radiator. Ceramic tiled flooring.

BEDROOM SEVEN 20'8" X 17'4":

Double glazed window to the rear. Radiator. Eaves wardrobe/storage cupboards.

EN SUITE BATHROOM/WC

White suite comprising low level WC, pedestal wash hand basin and a shower cubicle. Radiator. Fully tiled walls. Ceramic tiled flooring.

EXTERIOR:

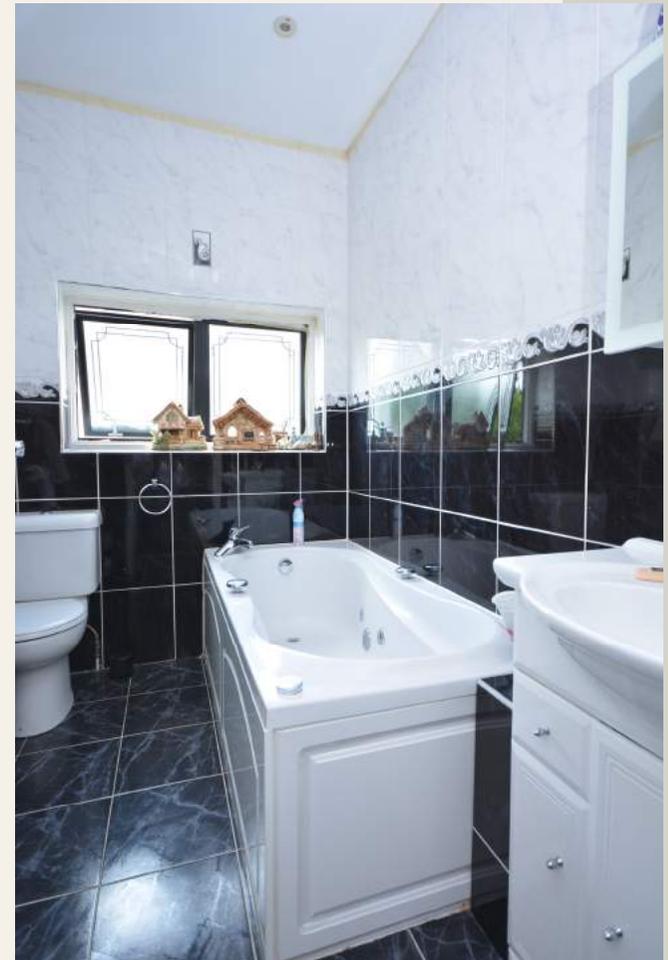
As previously mentioned the property is very well located in the middle of Emerson Park. The property enjoys a road frontage of around 70' retained by feature walling with inset railings and two sets of electrically operated gates with entry phone system leading to a block paved in and out driveway with adjacent shrub beds. The driveway at one side leads to an integral garage. Side access leads to the rear garden.

GARAGING:

Electrically operated door.

REAR GRADEN:

Enjoying a westerly aspect and measuring approximately 117' in depth. Off the back of the house there is a paved patio area leading to very well tended lawns fully retained by screen fencing. To one side there is a raised decked terrace next to which is the indoor swimming pool complex 56' x 24'4" incorporating a heated tiled swimming pool 42' x 16' with "Aquatrac" cover. The pool has a ceramic tiled surround incorporating a sitting/gym area, there are four sets of double glazed French doors and windows overlooking the garden. There is a fully tiled cloakroom, sauna and shower room and a plant room.







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