

Ernest Road

Emerson Park, Hornechurch





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£2,295,000

FEATURES

PART EXCHANGE CONSIDERED

Spacious Tiled Reception Hall 26'5" x 13'8" Overall

Oak Staircase & Balustrading

Lounge 27'8" x 19'10"

Dining/Media Room 16'7" x 14'10"

Study 11' x 10'2"

Stunning Open Plan Kitchen/Dining/Family Room 27'2" x 27' Overall with Integrated Appliances

Utility Room/Second Kitchen 13'5" x 8'1"

Ground Floor Cloakroom

First Floor Landing 29' x 13'7" Overall

Master Bedroom 19'9" x 19'3" with Two Fitted Walk-in Wardrobe Cupboards

Luxuriously Appointed En Suite Bathroom 13' x 10'2" with Free Standing Bath & Walk-in Shower

Bedroom Two 16'5" x 15'6" with Walk-in Wardrobe & Luxury En Suite Shower Room

Bedroom Three 16'6" x 13'7" with Walk-in Wardrobe & Luxury En Suite Shower Room

Bedroom Four 16'4" x 11' with Luxuriously Appointed En Suite Shower Room

Second Floor Landing with Feature Lantern Roof Light

Second Floor Bedroom Five 24'5" x 18' with Luxury En Suite Shower Room

Second Floor Bedroom Six/Games Room 38'5" x 12'10" with Fitted Kitchenette 12' x 7'3"

Luxury Second Floor Family Bathroom/WC

Gas Fired Central Heating

Walled & Gated Frontage

Landscaped Front Garden

Integral Double Width Garage

Fabulous Mature South Facing Rear Garden

NHBC Guarantee

Available For Immediate Occupation



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











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Now complete and ready for immediate occupation is this fabulous brand new detached family home. The property is superbly located within a prime position on Emerson Park and sits within gated grounds and gardens approaching half an acre. The spacious accommodation is arranged over three levels.

To the ground floor, a spacious reception hall of 26'5" x 13'8" gives access to luxuriously appointed living accommodation incorporating a fine lounge of 27'8" x 19'10" with feature fireplace and bi-fold doors overlooking and leading to the garden. The dining/media room measures 16'7" x 14'10" and there is a study of 11' x 10'2". A particular feature of the property is the superbly appointed open plan kitchen and family room measuring approximately 27'2" x 27" overall with a bespoke contemporary style fitted kitchen incorporating a central island and integrated appliances and a family area with further bi-fold doors overlooking the rear garden. There is also a fitted second kitchen/utility room 13'8" x 8'1" and a ground floor cloakroom.

To the first floor there are four huge double bedroom suites, three with walk-in wardrobes and all with luxuriously appointed fully tiled en suite bath or shower rooms. The master bedroom suite of 19'9" x 19'3" has two separate walk-in wardrobes and a luxuriously appointed bathroom 13' x 10'2" with free standing bath and walk-in shower.

To the second floor there is bedroom five 24'5" x 18' overall again with a luxury en suite shower room. There is a further luxuriously appointed second floor family bathroom and a further feature of the property is the penthouse bedroom/games room of 38'5" x 12'10" with separate fully fitted kitchenette 12' x 7'3" with integrated appliances.

As previously mentioned the property is superbly located within this sought after turning on Emerson Park. The property itself enjoys a gated frontage with off-road car parking for several vehicles leading to an integral double width garage. The mature rear garden is a particular feature measuring around 200' and enjoying a south facing aspect with spacious patio and extensive lawns.

We cannot over emphasize the need for a personal inspection to fully appreciate all that is offered by this truly stunning new family home which is available for immediate occupation. We would add that the developers would consider a part exchange. Ref No. 4571-15. EPC B.







SPECIFICATION

NHBC 10 year guarantee

Kitchen, utility and "Penthouse suite" kitchen German made to specialists design fitted with Siemens appliances

Kitchen appliances to include induction hob, downdraft extractor, boiling water tap, fridge, freezer, wine chiller, steam oven, full

size microwave/oven, separate oven, coffee centre and dishwasher

Kitchen and utility with Caesartone Quartz worktops and upstands

Utility fitted as fully functioning kitchen with gas hob, extractor, oven, dishwasher and fridge freezer

Second floor "Penthouse suite" kitchenette with Caesartone Quartz worktops and built in Siemens appliances

Traditional style vertical sliding sash windows with easy clean system set on stone cills

Sealed double glazed units A rated

Bi-fold doors in living room and kitchen/family room

White UPVC facias, soffits and dentils

Intruder alarm system which can be linked to monitoring station

Pre wired for CCTV system

Gas central heating via underfloor to ground floor and thermostatic radiators to the first and second floors

House pre wired with "Control4" AV system to principle rooms

Pre wired for broadband

Integrated audio system with ceiling speakers to principle rooms, main bedroom and main bedroom en suite and bedroom five

Heated chrome towel rails in bathrooms and en suites

Flush fitted mirrors with lights over to an en suites and bathrooms

All bathrooms and en suites fully tiled with wet room style tiled shower floors

Wrought iron sliding electric gates to front with video intercom system for security to hall and first floor landing

Drive landscaped with permeable block paving

Patio laid in natural Indian stone

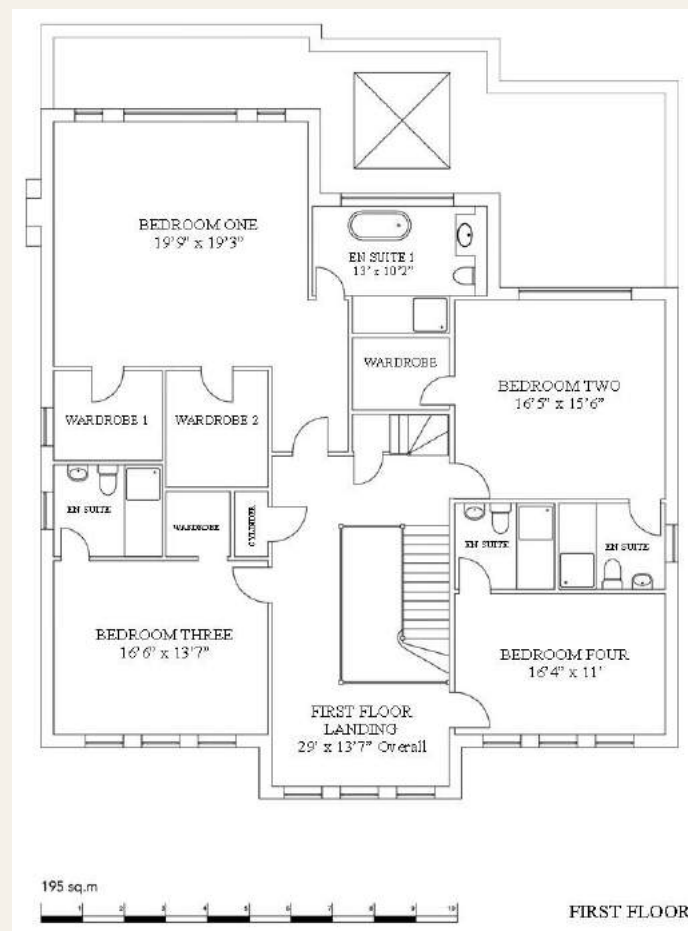
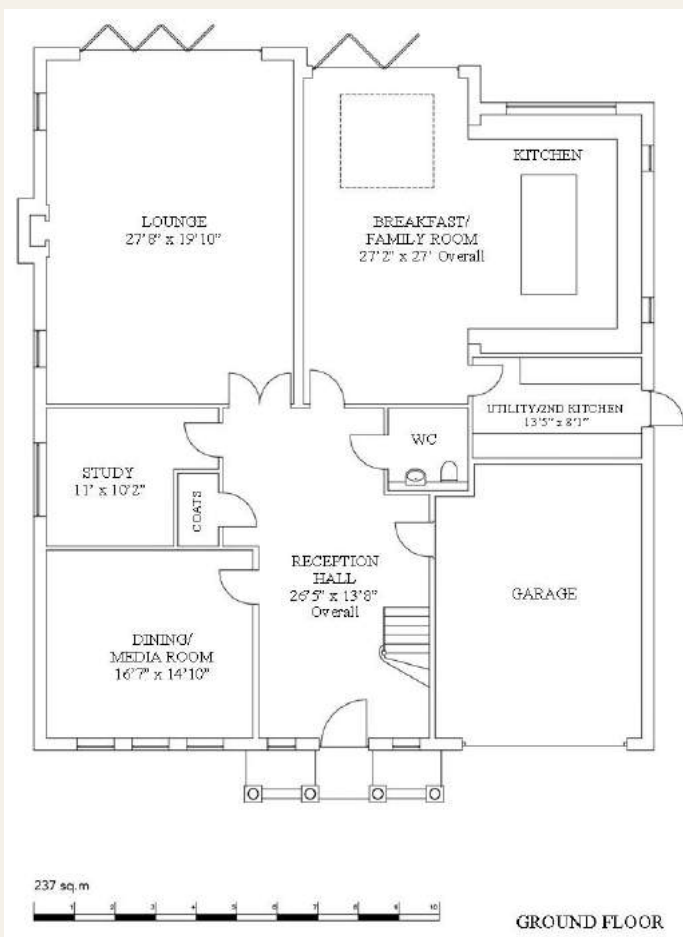
Carpet to family room, lounge, study, all bedrooms, all walk-in wardrobes and both first and second floor landings

Large porcelain tiles to hall, cloakroom, kitchen/breakfast room and utility room

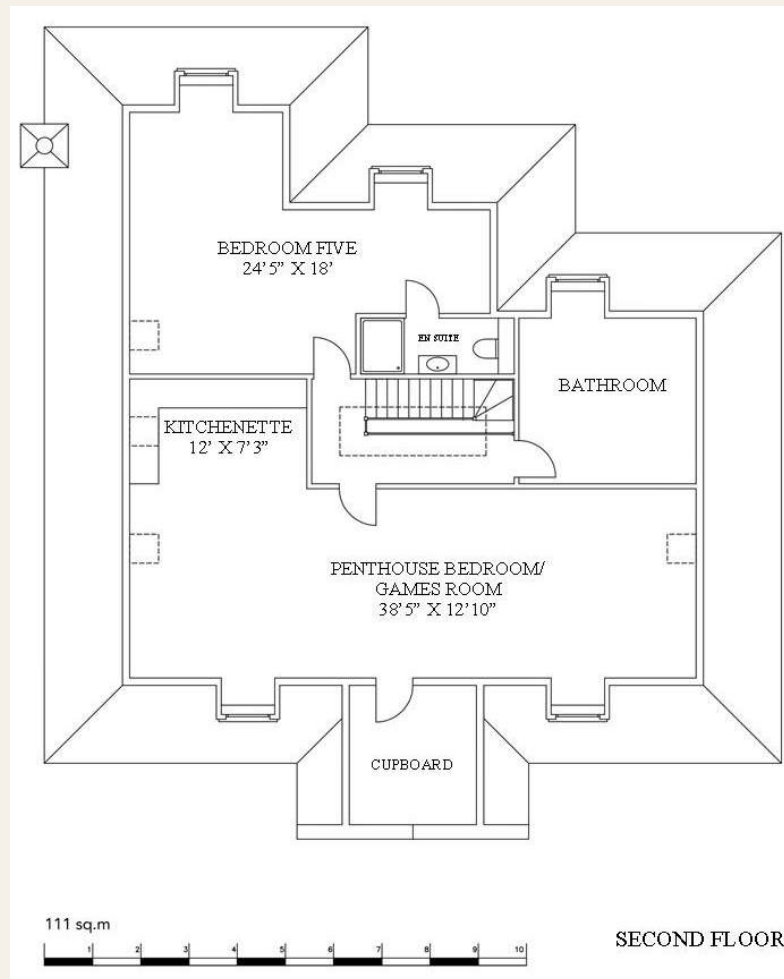














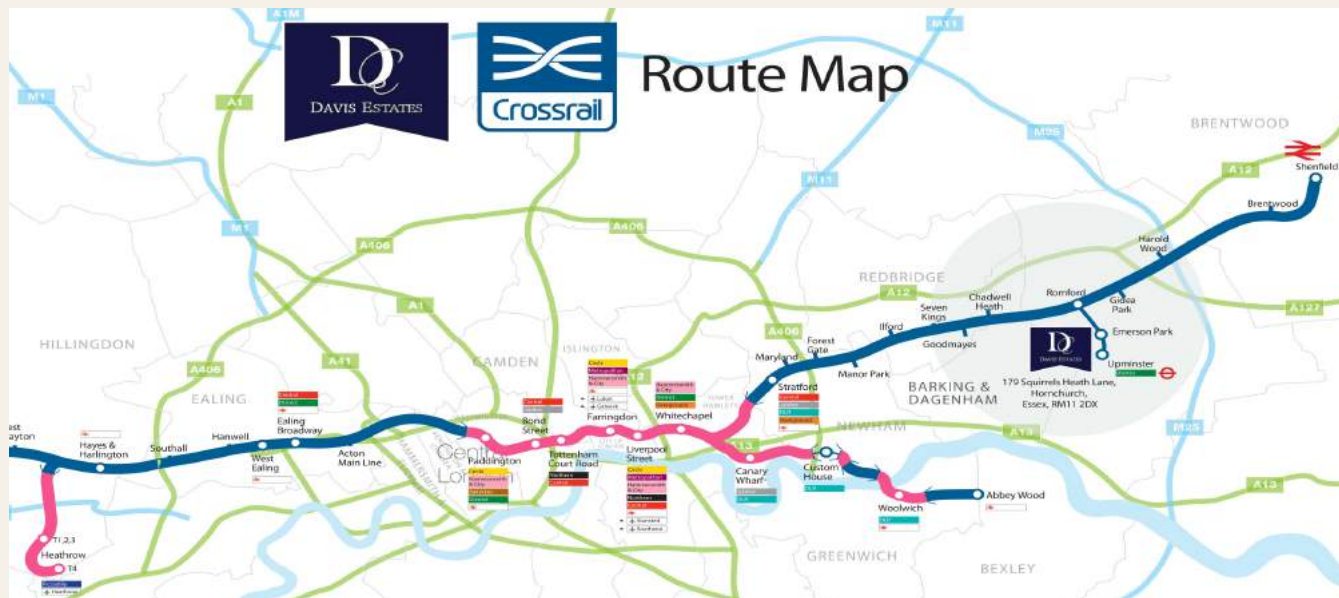
LOCATION & TRAIN SERVICES

TRAIN STATIONS:

Emerson Park Station has a service to and from the main line stations at both Romford and Upminster.

Gidea Park Station is approximately 1.4 miles distant and has a service into London Liverpool Street (Approximately 25 - 30 minutes into London).

Upminster Station is approximately 2.4 miles distant and has a District Line Service and Fenchurch Street Line Service (approximately 20 - 30 minutes).



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