



Keith
Ashton *Signature Homes*

Exclusively for the Promotion of Premium Properties



7 WALDEN ROAD Hornchurch, RM11 2JT

Guide Price - £1,250,000 - £1,350,000

Guide Price - £1,250,000 - £1,350,000 Presented throughout to a wonderful standard, with approaching 2,500 square feet of bright and spacious living accommodation, is this imposing five bedroom detached family home. Located within the popular Emerson Park, just a moments walk from the local train station, the property enjoys three reception rooms, kitchen and utility to the ground floor, with five bedrooms, en-suite shower and family bathroom to the first. Additional benefits include a sizable south facing rear garden, gated parking and a detached double garage. There is also potential to further extend to the rear and into the loft subject to planning.

- FIVE BEDROOM DETACHED FAMILY HOME
- THREE RECEPTION ROOMS
- KITCHEN WITH SEPARATE UTILITY
- EN-SUITE TO MASTER & FAMILY BATHROOM
- DETACHED DOUBLE GARAGE
- GATED PARKING & DETACHED DOUBLE GARAGE
- SOUTH FACING REAR GARDEN
- POPULAR EMERSON PARK LOCATION



Description

The internal accommodation commences with an enclosed porch that leads through to an impressive hallway that extends all the way to the rear of the property. The first of the reception rooms is a beautiful bay fronted room, currently used as a lounge area centred around a feature fireplace. Located directly behind this room is a second sitting room with a bay overlooking the rear garden. The third reception room is currently used as a formal dining room, again with a large bay window and feature fireplace. The kitchen is adjacent to the dining room and comprises of a range of above and below counter storage units, ample worktop space and various integrated appliances. The separate utility room completes the ground floor layout.

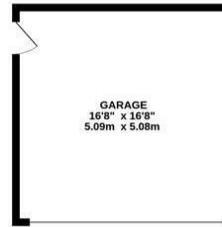
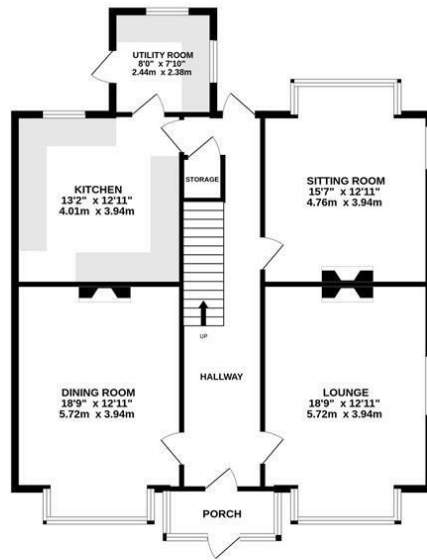
Heading up to the first floor, the master bedroom is a generously proportioned double room with large wardrobes and a modern en-suite shower room. Bedrooms two, three and four are all spacious double rooms with beautiful bay windows. There is a fifth single bedroom that is currently utilised as a study, and finally, a contemporary family bathroom with separate shower.

Externally, the south facing rear garden, commences with a raised paved patio area that steps down to the remainder that is laid principally to lawn with well stocked and mature shrub borders. Furthermore, there is a detached double garage that can be accessed both from the garden via a side door and from the driveway, via an up and over style door. The gated driveway provides ample off-street parking for multiple vehicles.

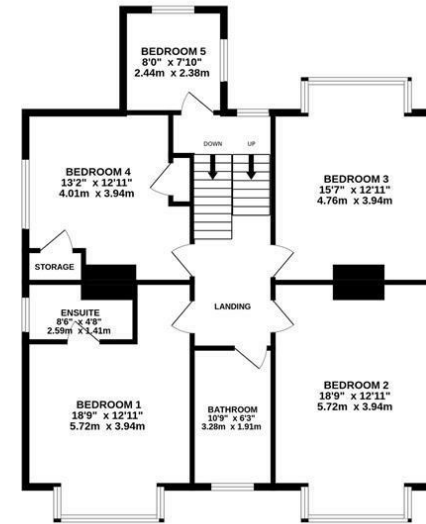




GROUND FLOOR
1362 sq.ft. (126.5 sq.m.) approx.



1ST FLOOR
1047 sq.ft. (97.3 sq.m.) approx.



TOTAL FLOOR AREA : 2409 sq.ft. (223.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs [92-100] A		
[85-91] B		
[79-84] C		
[73-78] D		
[67-72] E		
[61-66] F		
[55-60] G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions [B2 plus] A		
[B1-B3] B		
[C1-C3] C		
[D1-D4] D		
[E1-E7] E		
[F1-F3] F		
[G1-G3] G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

SERVICES:

Local Authority: Hornchurch
Council tax band:
Post Code: RM11 2JT

VIEWING:

Strictly by prior arrangement with Keith Ashton Estate Agents

MORTGAGE INFORMATION:

We offer the additional facility of an in-house Independent Financial Adviser who will access all mortgage lenders with the purpose of providing you with the benefit of choice. For quotations or comparables please call 01277 260858 or visit our interactive website at www.mortgagebusiness.net



We the Agent have not tested any apparatus, fittings or services for this property. The plot size is intended merely as a guide and has not been officially measured or verified by the Agent. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. As part of the service we offer we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website www.keithashton.co.uk

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OPENING HOURS:
Monday to Friday: 8.45AM - 6.30PM
Saturdays: 9AM - 5.30PM Sundays: 10AM - 2PM

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