



Woodlands Avenue, Emerson Park, RM11

Offers Over **£2,000,000**

Bedrooms: 5 | Bathrooms: 3 | Receptions: 3

Located in one of Emerson Park's most desirable Avenues and offered for sale with no onward chain is this hugely impressive, 5 bedroom detached house.

Extended and much improved by its current owners, the home has been completely refurbished and reconfigured throughout to create a stunning, walk-in condition family home. Boasting a 1/4 acre rear garden with a large swimming pool, the spectacular detached home sits perfectly proportioned within its substantial grounds.

The home affords three reception rooms, study, open plan kitchen / lounge / diner, separate pantry, utility room, boot room, ground floor w/c, five double bedrooms, two en-suites, a family bathroom plus a garage.

Upon entering the property, you are greeted with a spacious, welcoming entrance hallway with a beautifully tiled floor, high ceilings, decorative cornice, skirtings and architraves, with stairs rising to the first floor.

Positioned at the front of the home, there are two reception rooms. One providing a great space for a lounge (22'9 x 15'4), with the other being used as a cinema room with a 94 inch fixed screen, ceiling mounted projector and oak veneer herringbone flooring (14'10 x 13'11). Both rooms are beautifully presented with modern tones and are flooded with an abundance of natural light from the large windows to the front elevation.

Also accessed off the hallway is the study, which measures 9'10 x 8'8 and provides the perfect space for a home office or playroom.

Leading through, via the floor to ceiling glass double doors, to the rear of the home is the substantial open plan kitchen / diner / family room. The magnificent kitchen comprises an abundance of Quartz worktop space, numerous wall and base units, a 3.5m x 1.5m centre island extending into an oak breakfast bar and integrated Bosch appliances (dishwasher, washing machine, 2 ovens, induction hob) plus overhead extractor fan, American style fridge freezer and wine fridge.

An additional feature is the delightful pantry that provides further storage.

Measuring an impressive 33'6 x 33'5, with large sliding doors out to the garden and two large overhead sky lanterns flooding the entire space with natural light, the area is perfect for modern family living,

A separate utility room (17'10 x 6'4) with additional fitted storage and Quartz worktop, plus the handy boot room is discreetly positioned off the kitchen. A single door provides external access.

With porcelain tiled flooring throughout and benefitting from underfloor heating, the entire space is substantial yet perfectly arranged.

Completing the ground floor footprint is the modern W/C.

The first floor landing provides access to the upstairs accommodation, beginning with the exceptional master suite. The vast room features walk-in wardrobes in addition to a





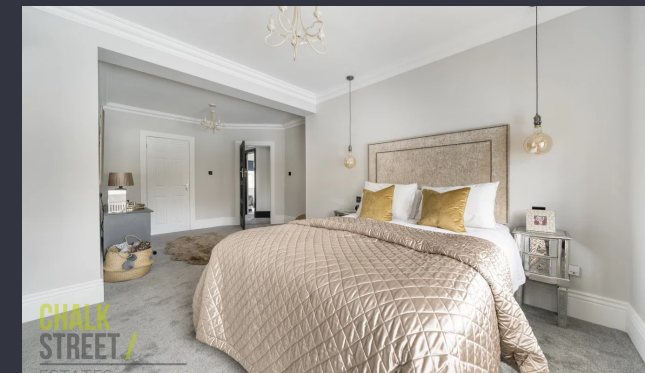
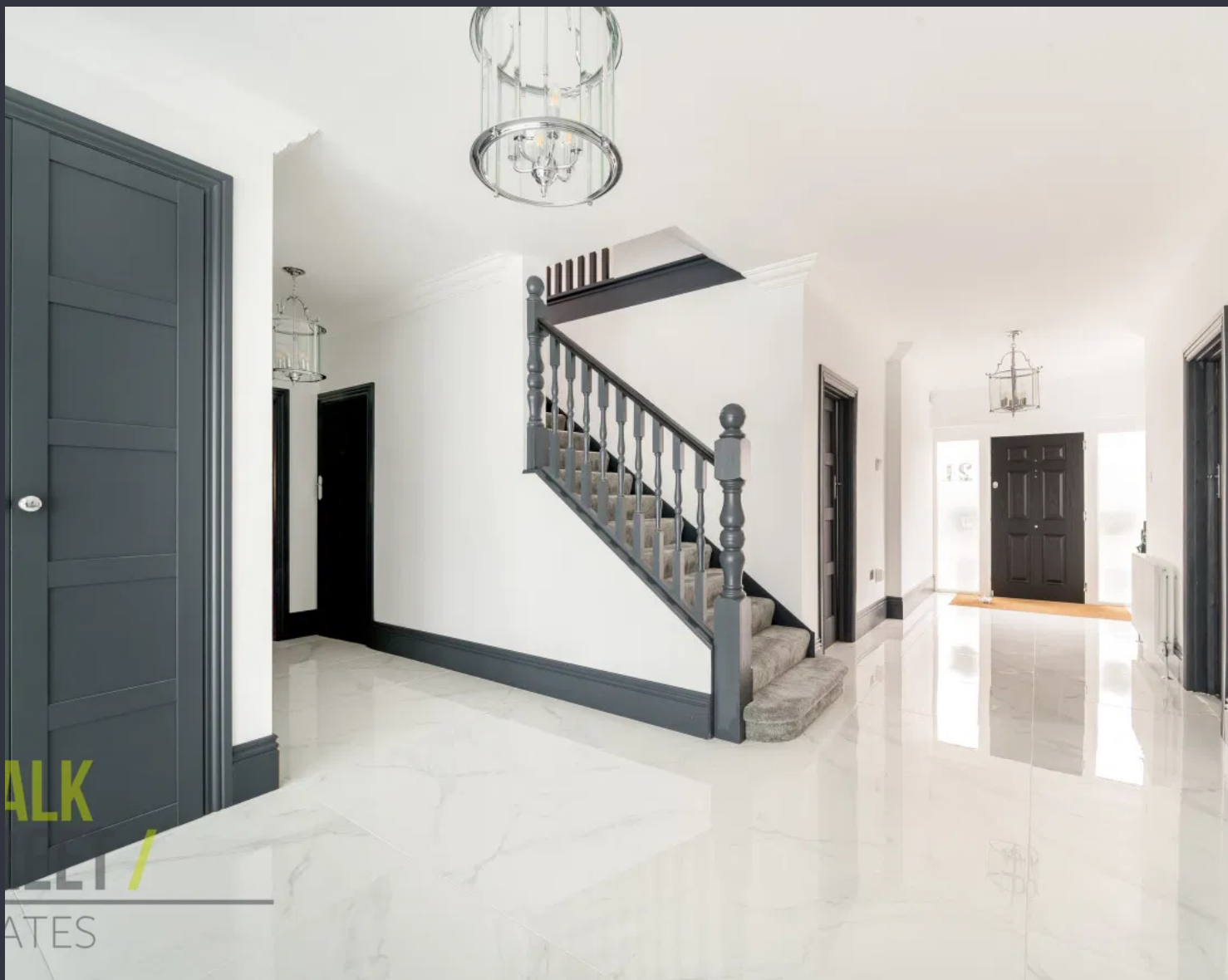
- No Onward Chain
- Truly Impressive Five Bedroom Detached House
- Completely Refurbished, Remodelled and Beautifully Presented Throughout
- 4 Reception Rooms
- Open Plan Kitchen / Lounge / Diner
- Stunning Family Bathroom Plus 2 En-Suites
- In and Out Driveway
- 215' Rear Garden With Swimming Pool & Outbuilding
- Sought After Emerson Park Location
- 0.8 Miles From Gidea Park Station











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