



Nelmes Crescent

Emerson Park, Hornchurch, RM11 2QB

Located within the prestigious location of Emerson Park is this impressive detached home set on a plot measuring approximately 270 ft. The property offers extensive and versatile accommodation and includes an optional one bedroom ground floor annex, further accommodation includes entrance hall, kitchen/breakfast room, utility, ground floor WC, two reception rooms the principal with bar area, four double bedrooms all with fitted wardrobes, ensuite and four piece family bathroom. Externally is an in and out driveway and a southerly facing 200 ft rear garden.

£1,350,000.00 - Freehold - Council Tax: Band G

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Entrance Hall

Part frosted double glazed entrance door, frosted double glazed window to side, coved ceiling, stairs to first floor, under stairs cupboard, radiator with cover, vinyl flooring.

Ground Floor WC

Low level WC, wash hand basin, tiled walls, tiled flooring.

Kitchen/Breakfast Room

19' x 15' narrowing to 12'2 (5.79m x 4.57m narrowing to 3.71m)

Two double glazed windows to front, coved ceiling, spot lights, tiled flooring, radiator. Fitted with a range of wall and base units, single drainer sink, gas hob, oven, extractor with integrated dishwasher and washing machine.

Reception Room One

24'8 x 19'11 narrowing to 11'7 (7.52m x 6.07m narrowing to 3.53m)

Double glazed bi folding doors to rear, two radiators, log burner with surrounding brick fireplace, wood flooring.

Bar Area

Double glazed bay window to rear with window seat, bar, radiator with cover, wooden flooring.

Reception Room Two

19'8 x 11'4 (5.99m x 3.45m)

Double glazed bi folding doors to rear, coved ceiling, radiator, carpet.

Reception Room (Annex)

Double glazed bi folding doors to rear, coved ceiling, spot lights, electric heater, carpet.

Bedroom (Annex)

14'5 x 9'8 (4.39m x 2.95m)

Frosted double glazed window to side, coved ceiling, spot lights, electric heater, carpet.

Ensuite (Annex)

Frosted double glazed window to side, low level WC, vanity wash hand basin, walk in shower enclosure, heated towel rail, tiled walls, tiled flooring.

Landing

Coved ceiling, two loft access's, carpet.

Bedroom One

13'11 x 11'6 (4.24m x 3.51m)

Double glazed window to front, fitted wardrobes, radiator, carpet

Ensuite

Frosted double glazed window to front, spot lights, low level WC, vanity wash hand basin, walk in shower enclosure, heated towel rail, tiled walls, tiled flooring.

Bedroom Two

13'4 x 11'7 (4.06m x 3.53m)

Double glazed window to rear, double glazed door to roof terrace, fitted wardrobes, coved ceiling, radiator, carpet.

Roof Terrace

32'6 x 9'6 (9.91m x 2.90m)

Bedroom Three

17'3 narrowing to 10'4 x 9'4 (5.26m narrowing to 3.15m x 2.84m)

Double glazed window to rear, fitted wardrobes, coved ceiling, radiator, carpet.

Bedroom Four

10'10 x 9'10 (3.30m x 3.00m)

Double glazed window to rear, fitted wardrobes, coved ceiling, radiator, carpet.

Bathroom

10'8 x 6'5 (3.25m x 1.96m)

Frosted double glazed window to front, coved ceiling, spot lights, extractor, low level WC, vanity wash hand basin, walk in shower enclosure, panelled bath, heated towel rail, underfloor heating, tiled walls, tiled flooring.

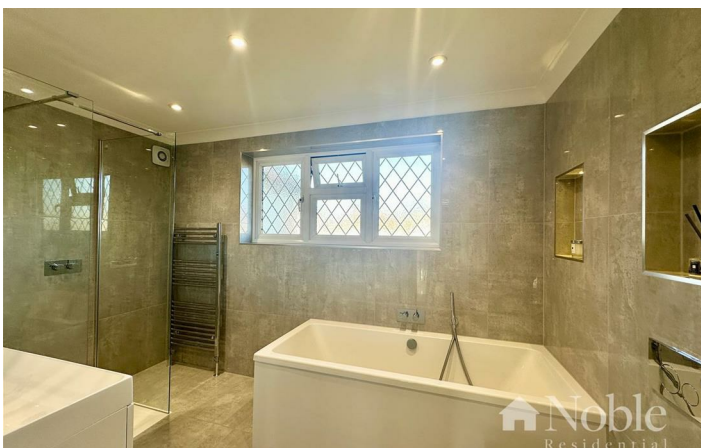
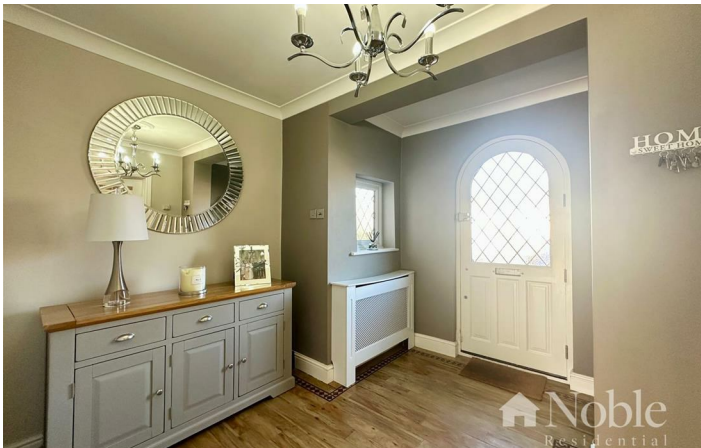
Garden

200' x 45' (60.96m x 13.72m)

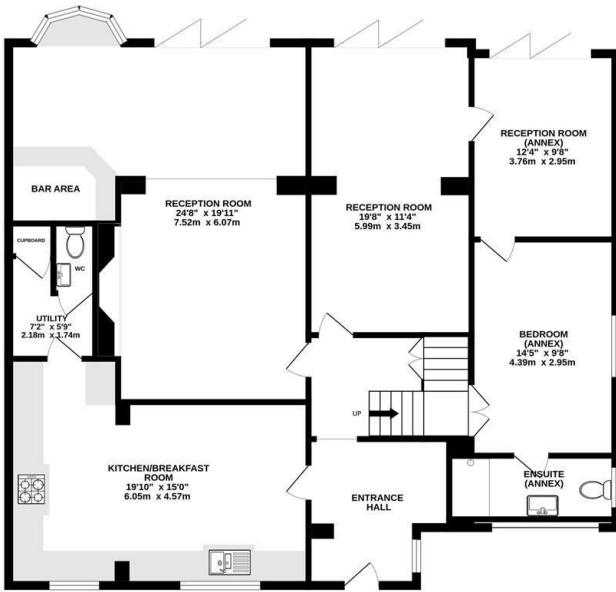
Patio area, mainly laid to lawn, outside tap, power and light, brick built storage shed to rear of garden.

Driveway

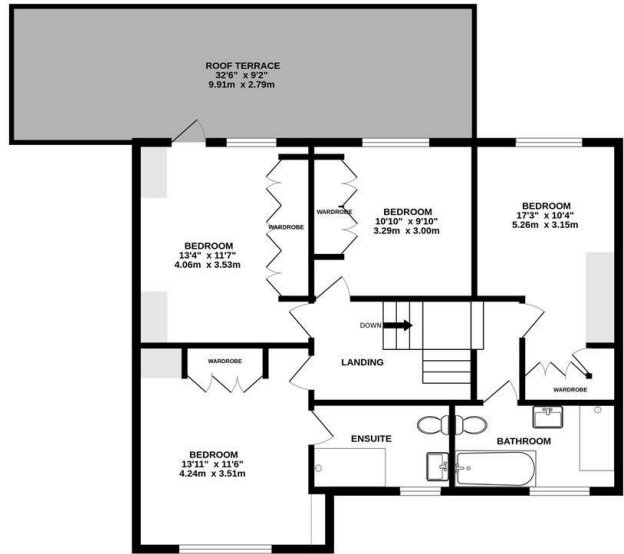
Private in and out driveway.



GROUND FLOOR
1367 sq.ft. (127.0 sq.m.) approx.



1ST FLOOR
784 sq.ft. (72.8 sq.m.) approx.



TOTAL FLOOR AREA : 2151 sq.ft. (199.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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