

1ST FLOOR 1312 sq.ft. (121.9 sq.m.) approx.



#### TOTAL FLOOR AREA: 3697 sq.ft. (343.5 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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# Peerage Way

# Emerson Park, Hornchurch, RM11 3BE

**Entrance Hall** 

16'10 x 13' (5.13m x 3.96m) **Bedroom One** 

Entrance door, double glazed windows to front and side, stairs to first floor, cupboard, coved ceiling, radiator, carpet.

**Ground Floor WC One** 

Frosted double window to front, low level WC. vanity wash hand basin, radiator, part tiled walls, vinyl flooring.

**Reception Room One** 

24'5 x 13' (7.44m x 3.96m)

Double glazed window to front, double glazed French doors to rear, coved ceiling, two radiators, carpet, opening to reception room two.

**Reception Room Two** 

12'7 x 11'4 (3.84m x 3.45m) **Bedroom Two** 

Double glazed window to rear, coved ceiling, radiator, carpet, opening to reception room one.

Study

12'10 x 8'4 (3.91m x 2.54m)

Double glazed window to front, coved ceiling, radiator, carpet.

Kitchen/Breakfast Room

15'8 x 12'10 (4.78m x 3.91m)

Double glazed window to rear, radiator, wall and base units, gas hob, oven, extractor, part tiled walls, tiled flooring.

Lobby

Frosted double glazed door to front, two cupboards housing the boiler, fuse box and meters.

**Utility Room** 

12'5 x 8'1 narrowing to 6'7 (3.78m x 2.46m narrowing to 2.01m)

Double glazed door to side, double glazed window to rear, wall and base units, stainless steel single drainer sink, plumbing for washing machine, carpet.

**Ground Floor WC Two** 

Low level WC, wash hand basin, radiator, tiled walls, carpet.

**Reception Room Three** 

19'8 x 16'8 (5.99m x 5.08m)

Double glazed window to front, coved ceiling, radiator, carpet.

**Snooker Room** 

14'2 x 16'4 (4.32m x 4.98m)

Double glazed French doors to side, double glazed windows to side and rear, coved ceiling, radiator, carpet, snooker table to remain.

Landing

Coved ceiling, loft access, radiator, carpet,

15'3 x 12'11 (4.65m x 3.94m)

Double glazed window to front, coved ceiling, radiator, carpet, range of fitted bedroom furniture

**En Suite** 

8'9 x 7'8 (2.67m x 2.34m)

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

**Dressing Room** 

11'3 x 7'11 (3.43m x 2.41m)

Double glazed window to front, coved ceiling, radiator, fitted wardrobes, access to eaves storage, carpet.

13' x 12'4 (3.96m x 3.76m)

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

**Bedroom Three** 

11'4 x 10'3 (3.45m x 3.12m)

Double glazed window to rear, coved ceiling, radiator, carpret.

**Bedroom Four** 

13' x 9'9 (3.96m x 2.97m)

Double glazed window to front, coved ceiling, radiator, fitted wardrobes, radiator.

**Bedroom Five** 

13'1 x 9'5 (3.99m x 2.87m)

Double glazed window to front, coved ceiling, radiator, carpet.

**Bathroom** 

8'3 x 7'8 (2.51m x 2.34m)

Two frosted double glazed window to rear, low level WC, vanity wash hand basin, panelled bath, radiator, par tiled walls, carpet.

Garden

100' x 57' (30.48m x 17.37m)

Gated side pedestrian access to both side, patio area, lawn with surrounding flower beds, vegetable patch, outside lighting, power and two taps, access to garage.

Driveway/Garage

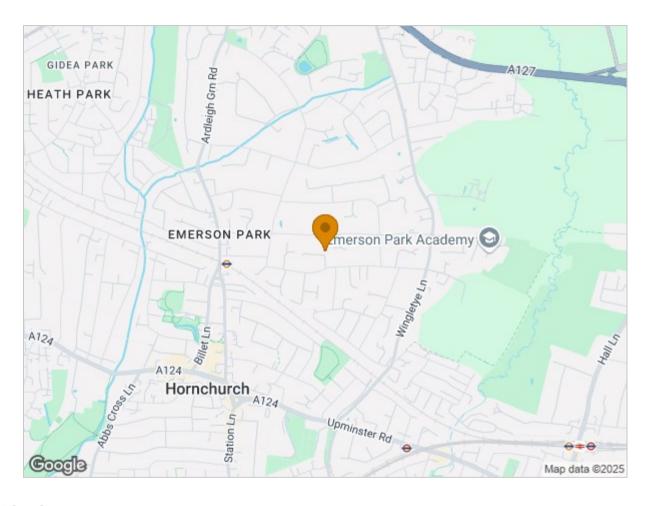
Sliding electric gates opening to resin driveway. Double garage (20'1 x 17'6) with electric roller shutter, power and light, access to garden.

Located within the prestigious location of Emerson Park is this impressive detached property on a plot approx 100ft wide, the accommodation includes five reception rooms including a snooker room, kitchen /breakfast room, utility room, two ground floor WC's, five double bedrooms the master with ensuite and dressing room and bathroom. Externally the is a gated driveway leading to double garage and a 100' x 57' rear garden. The property is offered for sale with no onward chain.

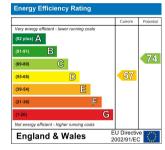


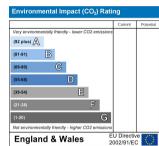


### **Location Map**



### **Energy Performance Graph**





## **Viewing**

Please contact our Noble Residential Hornchurch Office on 01708 963 063 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



