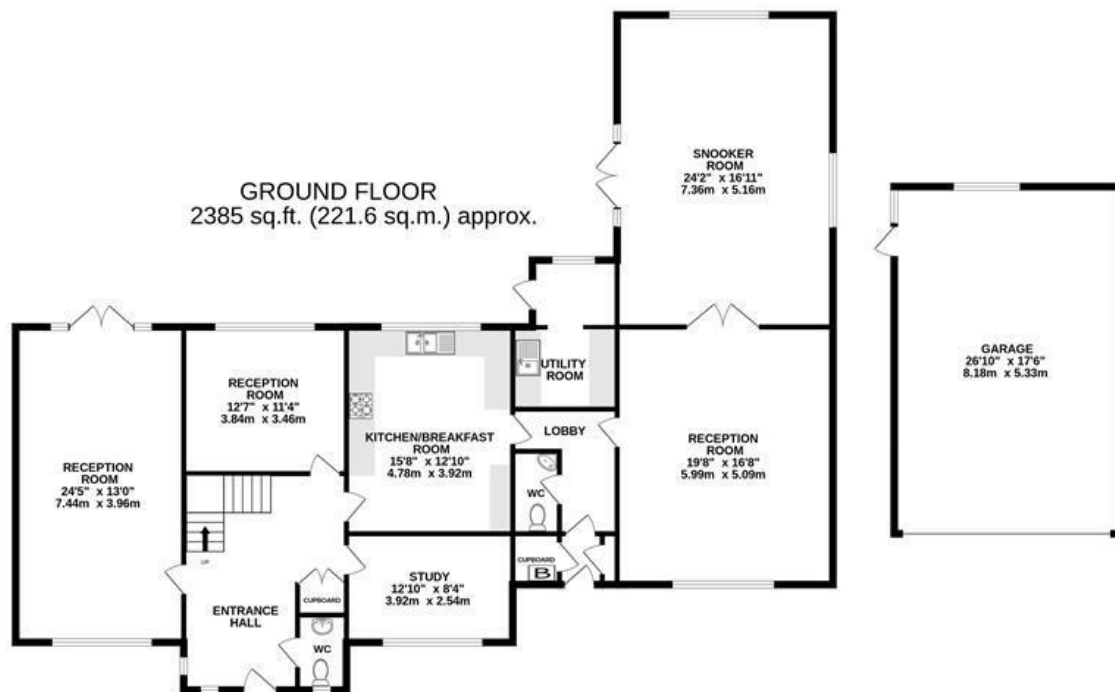




Peerage Way, Emerson Park, Hornchurch, RM11 3BE

£1,500,000.00 - Freehold - Council Tax Band G





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 Entrance door, double glazed windows to front and side, stairs to first floor, cupboard, coved ceiling, radiator, carpet.	16'10 x 13' (5.13m x 3.96m)	Bedroom One Double glazed window to front, coved ceiling, radiator, carpet, range of fitted bedroom furniture.	15'3 x 12'11 (4.65m x 3.94m)
Ground Floor WC One Frosted double window to front, low level WC. vanity wash hand basin, radiator, part tiled walls, vinyl flooring.		En Suite Frosted double glazed window to rear, low level WC, vanity wash hand basin, walk in shower enclosure, heated towel rail, tiled walls, vinyl flooring.	8'9 x 7'8 (2.67m x 2.34m)
Reception Room One Double glazed window to front, double glazed French doors to rear, coved ceiling, two radiators, carpet, opening to reception room two.	24'5 x 13' (7.44m x 3.96m)	Dressing Room Double glazed window to front, coved ceiling, radiator, fitted wardrobes, access to eaves storage, carpet.	11'3 x 7'11 (3.43m x 2.41m)
Reception Room Two Double glazed window to rear, coved ceiling, radiator, carpet, opening to reception room one.	12'7 x 11'4 (3.84m x 3.45m)	Bedroom Two Double glazed window to rear, coved ceiling, radiator, fitted wardrobes, carpet.	13' x 12'4 (3.96m x 3.76m)
Study Double glazed window to front, coved ceiling, radiator, carpet.	12'10 x 8'4 (3.91m x 2.54m)	Bedroom Three Double glazed window to rear, coved ceiling, radiator, carpet.	11'4 x 10'3 (3.45m x 3.12m)
Kitchen/Breakfast Room Double glazed window to rear, radiator, wall and base units, gas hob, oven, extractor, part tiled walls, tiled flooring.	15'8 x 12'10 (4.78m x 3.91m)	Bedroom Four Double glazed window to front, coved ceiling, radiator, fitted wardrobes, radiator.	13' x 9'9 (3.96m x 2.97m)
Lobby Frosted double glazed door to front, two cupboards housing the boiler, fuse box and meters.		Bedroom Five Double glazed window to front, coved ceiling, radiator, carpet.	13'1 x 9'5 (3.99m x 2.87m)
Utility Room Double glazed door to side, double glazed window to rear, wall and base units, stainless steel single drainer sink, plumbing for washing machine, carpet.	12'5 x 8'1 narrowing to 6'7 (3.78m x 2.46m narrowing to 2.01m)	Bathroom Two frosted double glazed window to rear, low level WC, vanity wash hand basin, panelled bath, radiator, par tiled walls, carpet.	8'3 x 7'8 (2.51m x 2.34m)
Ground Floor WC Two Low level WC, wash hand basin, radiator, tiled walls, carpet.		Garden 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.	100' x 57' (30.48m x 17.37m)
Reception Room Three Double glazed window to front, coved ceiling, radiator, carpet.	19'8 x 16'8 (5.99m x 5.08m)	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.	
Snooker Room Double glazed French doors to side, double glazed windows to side and rear, coved ceiling, radiator, carpet, snooker table to remain.	14'2 x 16'4 (4.32m x 4.98m)	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.	
Landing Coved ceiling, loft access, radiator, carpet,			

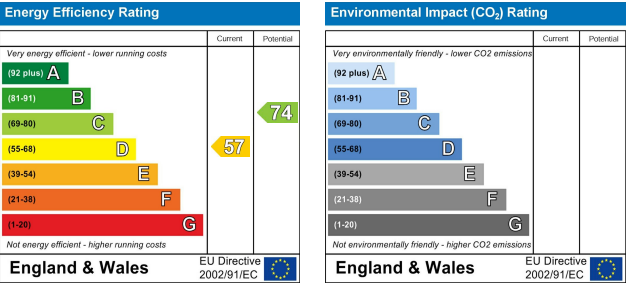




Location Map



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.