



6 Herbert Road  
Hornchurch | Essex | RM11 3LA

FINE & COUNTRY



# KEY FEATURES

## 6 Herbert Road

6 Herbert Road is a substantial and high quality detached five double bedroom home situated on Herbert Road in the highly demanded area of Emerson Park.

Step inside to the spacious entrance hallway which depicts the feel of this family home. The Living Room, with original stone fireplace fitted with wood burner, the Dining Room and the Family Room (with French doors to the garden) all connect from the Hallway, as does the Kitchen with Quarts worktops and Range Oven, which links to a second hallway area, Study and Utility Room (with access to front and rear gardens) and scope to create self-contained annexe utilising the large Games room above the garaging accessed by the secondary staircase.

Up the main staircase from the entrance hallway, you will find a total of five spacious bedrooms (one en-suite) a family bathroom (with WC) and a further WC.

Step outside the mature and generous south facing rear garden which is laid to lawn with mature planting and areas of paving etc. The outdoor heated pool and jacuzzi was refurbished in 2022 including new boiler, pumps and pool cover. There is an integrated irrigation system. The front of the property has a large in and out driveway with parking for numerous vehicles. All external areas are covered with CCTV

### Location:

Situated in the desirable Emerson Park area with easy access to Hornchurch town centre. 6 Herbert Road is served by Nemes Primary School which currently boasts an outstanding Ofsted rating, Emerson Park Academy and The Champion school.

































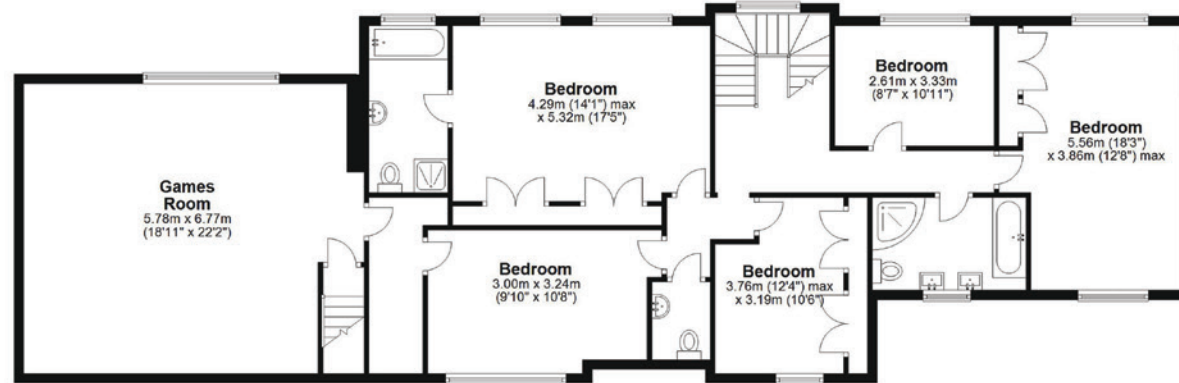




**Ground Floor**  
Approx. 209.7 sq. metres (2256.6 sq. feet)



**First Floor**  
Approx. 152.6 sq. metres (1642.2 sq. feet)



Total area: approx. 362.2 sq. metres (3899.0 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax Band: H  
Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 12293451 Registered Office: F&C Area 25 Limited, 46 Hullbridge Road, South Woodham Ferrers CM3 5NG. Printed 12.06.2024





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