

DURDEN & HUNT

INTERNATIONAL



Burntwood Avenue, Emerson Park RM11

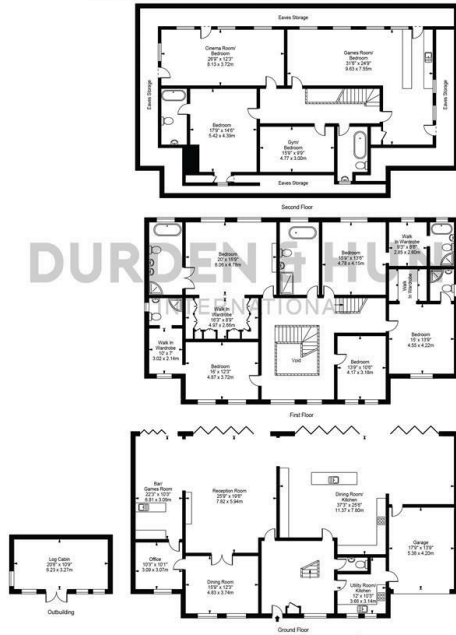
Offers In Excess Of £2,750,000

- Luxury Detached Home
- Carriage Driveway And Garage
- Eight Further Bedrooms, Four With En Suites
- Downstairs WC And Outbuilding
- Desirable Emerson Park Location
- Large Downstairs Living Space With Bespoke Kitchen And A Bar
- Two Additional Family Bathrooms
- Garden With Heated Swimming Pool
- Master Bedroom With Walk In Wardrobe And En Suite
- Multiple Receptions Rooms And Second Kitchen

159 High Street, Hornchurch, Essex, RM11 3YD
01708 202 777

hornchurch@durdenandhunt.co.uk
<https://www.durdenandhunt.co.uk>

Burntwood Avenue
 Approx. Total Internal Area 7681 Sq Ft - 713.56 Sq M
 (Including Eaves Storage, Garage, Outbuilding & Excluding Void)
 Approx. Gross Internal Area 6325 Sq Ft - 587.57 Sq M
 (Excluding Eaves Storage, Garage, Outbuilding & Void)
 Approx. Gross Internal Area Of Garage 243 Sq Ft - 22.60 Sq M
 Approx. Gross Internal Area Of Outbuilding 219 Sq Ft - 20.37 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

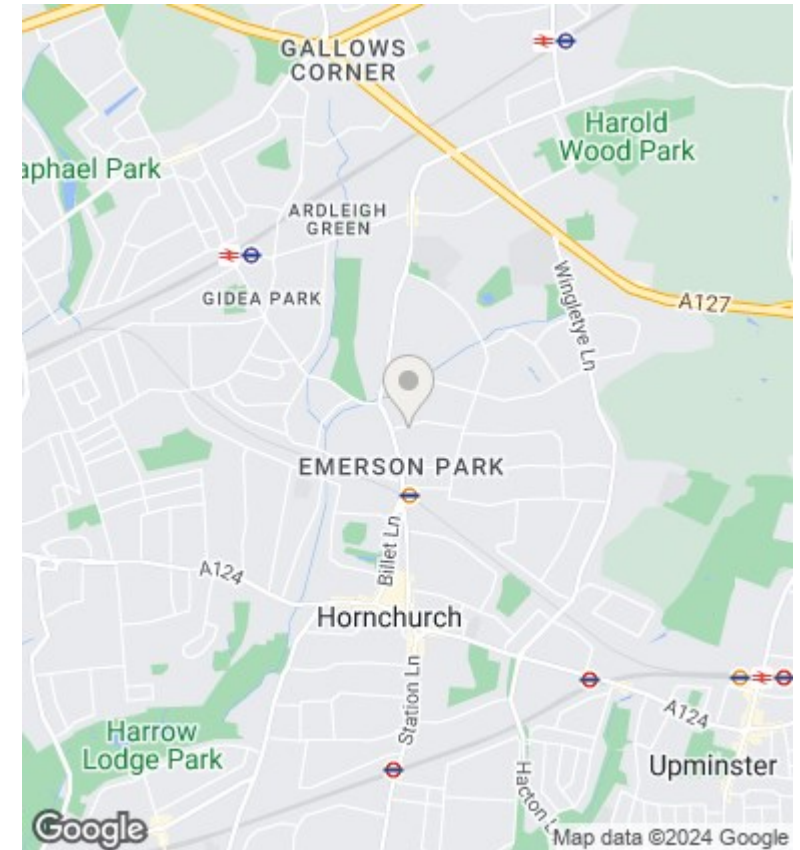
Viewings

Viewings by arrangement only. Call 01708 202 777 to make an appointment.

Council Tax Band

G

EPC Rating:



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		