

DURDEN & HUNT

INTERNATIONAL



Burntwood Avenue, Emerson Park RM11

£3,750,000

- Expansive Luxury Detached Home
- Outside Kitchen With Lounge And Dining Area
- Bespoke Kitchen And Breakfast Room
- Ground Floor Cloakroom
- Swimming Pool With Jacuzzi, Sauna And Bathroom
- Putting Green And Children's Play Area
- Five Additional Bathrooms, Four Being En Suite
- Gated Carriage Driveway With Double Garage
- Master Bedroom With Fitted Wardrobes, Dressing Area, Private Balcony And En Suite
- Multiple Reception Rooms, Including One With Fitted Bar

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

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

Burntwood Avenue, Emerson Park RM11

Expansive Luxury Detached Home - Swimming Pool With Jacuzzi, Sauna And Bathroom - Gated Carriage Driveway With Double Garage - Outside Kitchen With Lounge And Dining Area - Master Bedroom With Fitted Wardrobes, Dressing Area, Private Balcony And En Suite - Putting Green And Children's Play Area - Bespoke Kitchen And Breakfast Room - Five Additional Bathrooms, Four Being En Suite - Multiple Reception Rooms, Including One With Fitted Bar - Ground Floor Cloakroom - Garden - Excellent Transport Links



Council Tax Band: H



Durden and Hunt welcome to the market this expansive seven bedroom luxury detached property within a particularly sought after area of the desirable Emerson Park.

The impressive entrance hallway of this over 7,000 sqft home leads to an abundance of thoughtfully arranged living spaces and showcases a statement walnut and glass staircase.

The bespoke, modern kitchen was designed in conjunction with Fusion Residential's Interior Designer and benefits from a number of high specification Miele appliances such as a pyrolytic oven, induction hob, standard oven, large dishwasher, built in coffee machine, integrated fridge and freezer, combination microwave, extractor hood and a wine cooler. Additionally a Quooker boiling water tap and a pop up power point are featured. The island breakfast bar leaves ample space for a dining table and the room benefits from both overlooking the pool area and offering direct access to the garden.

Notably the spa style swimming pool area is accessed via the kitchen and opens onto the garden. This bright and spacious area features a heated pool, jacuzzi, sauna and bathroom, complete with WC and shower.

Multiple reception rooms are currently used as a family room, separate dining room, study and a drawing room, that leads to the garden through bi fold doors. The family room also overlooks the pool and features a custom marble bar and a wall unit complete with beer pump equipment and a fridge.

An opulent ground floor cloakroom, storage and a boot room utility area, which leads to the garage, complete this floor.

On the first floor the grand, master suite features ample fitted wardrobes, a large dressing area, which opens onto the good sized private balcony, and a luxuriously spacious en suite complete with bathtub, TV, WC and walk in shower.

Two additional bedrooms on this floor feature built in wardrobe areas and en

suites whilst another features fitted wardrobes and an en suite. An additional first floor bedroom is complemented by a luxury family bathroom and hallway storage.

The second floor offers two further large bedrooms, currently used as home offices, and an opulent family bathroom. Additionally a utility and laundry room can be found, whilst a spacious landing area, with fully glazed rear wall, overlooks the garden and is currently used as a gym.

The ample selection of rooms across the floors offer the option to customise and use as you desire and require, from guest suites to home office, cinema room, games room, playroom or gym. Each element of the home has been considered to present the ultimate in luxury including underfloor gas fired heating to mood lighting, music systems and alarm and security.

Located on a sizeable plot, externally the front of the beautifully presented property boasts secure gated parking for multiple cars, on a spacious carriage driveway, a double garage, automatic irrigation system and side access to the rear. The wrought iron gates are electrically operated with video entry phone, part of the Creston home management system.

The impressive home is further optimised by a mature rear garden with multiple zones created offering the ultimate in outside space ideal for summer days and socialising. From the spacious Indian sandstone terrace to the lawn area each element complements the next.

For those that love to entertain there is a thoughtfully designed outdoor kitchen, with complementary lounge and dining areas, under the garden's pergola, which benefits from an electric roof and full blinds to the open sides. This spectacular outdoor kitchen benefits from an integrated barbecue, gas hob, breakfast bar, with sink, fridge and granite tops. The lounge area offers a flat screen tv and heaters, creating an outdoor cinema experience.

Further, the putting green works alongside the children's play area, offering activities for children of all ages, whilst the exceptional space further benefits

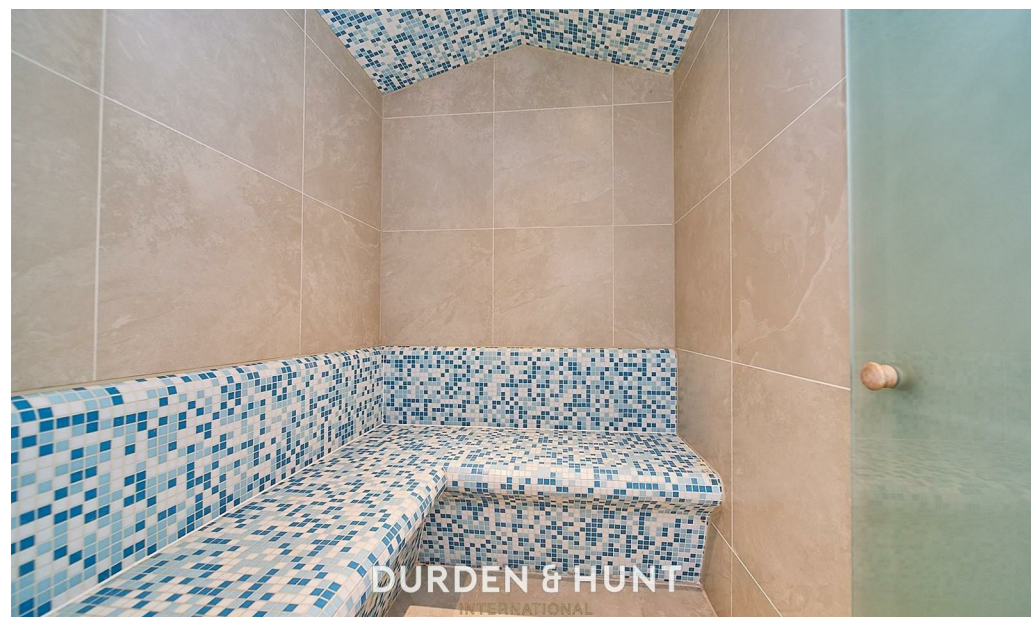
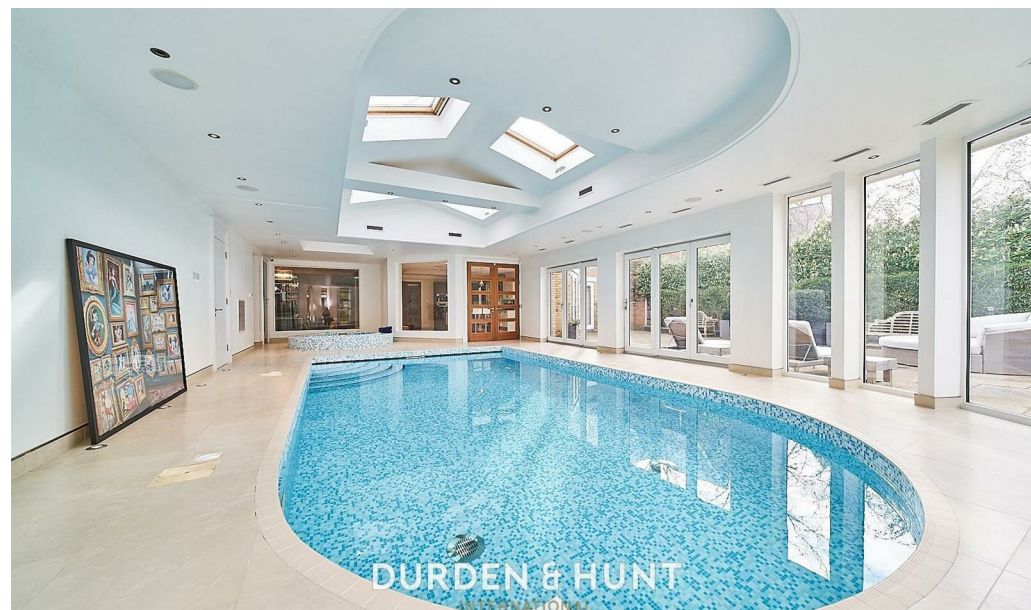
from external lighting, speakers and an irrigation system.

Ideally located for local shops, schools, amenities and green spaces it has excellent transport links including the A12, A127, M25 and Emerson Park station's Overground and Gidea Park station's Elizabeth Line, with direct access to Liverpool Street.

Consumer Protection from Unfair Trading Regulations 2008.
Misrepresentations Act 1967. Property Misdescriptions Act 1991.

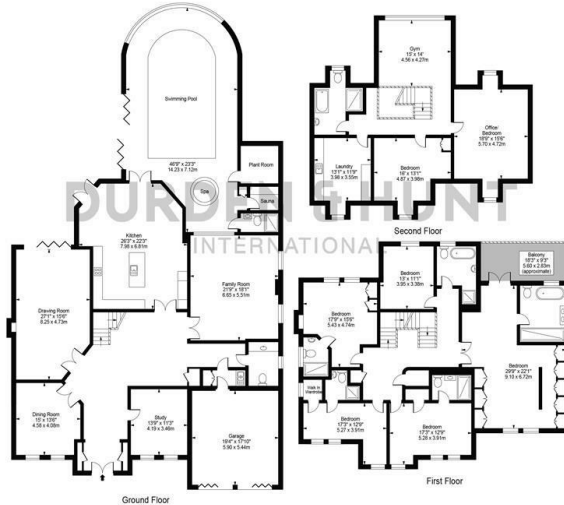
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Buyers/Tenants must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Durden & Hunt are a proud member of The Property Ombudsmen.



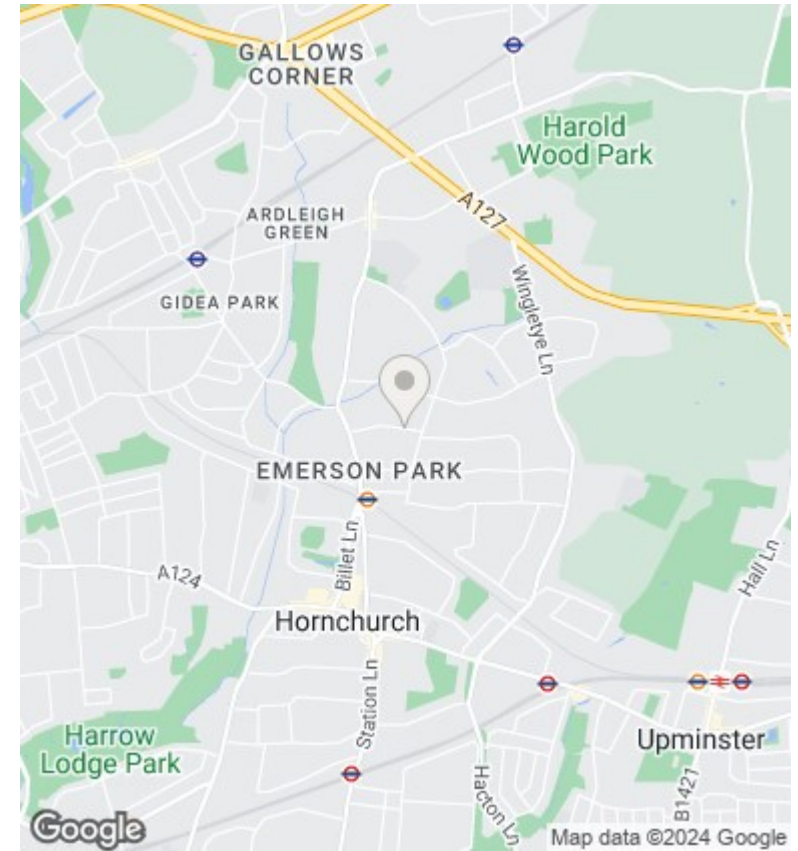


Burntwood Avenue
 Approx. Total Internal Area 7091 Sq Ft - 658.79 Sq M
 (Including Garage)
 Approx. Gross Internal Area Of Garage 346 Sq Ft - 32.10 Sq M



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

H

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	82	85
(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	