

# DURDEN & HUNT

INTERNATIONAL



## Woodlands Avenue, Emerson Park RM11

£2,300,000

- No Onward Chain
- Approximately 0.35 Acre Plot
- High Ceilings
- Two Ensuite Bathrooms, Family Bathroom And Downstairs WC
- Five Bedroom Detached Family Home
- Around 215 FT Rear Garden
- Open Plan Kitchen Dining And Living Space
- Over 4,000 SQFT
- Expansive Landscaped Garden With Large Terrace And Separate Patio And Pool Area
- Cinema room

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# Woodlands Avenue, Emerson Park RM11

No Onward Chain - Five Bedroom Detached Family Home - Over 4,000 SQFT - Approximately 0.35 Acre Plot - Around 215 FT Rear Garden - Expansive Landscaped Garden With Large Terrace And Separate Patio And Pool Area - Carriage Driveway And Garage - Open Plan Kitchen Dining And Living Space - Cinema Room - Two Ensuite Bathrooms, Family Bathroom And Downstairs WC - High Ceilings



Council Tax Band: G



With over 4,000 SQFT of incredible living space, you will want to call this stylish, detached five bedroom, three-bathroom contemporary house with a garage your home.

Offered with no onward chain, this beautiful property has been fully renovated, extended and remodelled including rewire, new heating system and plumbing throughout, we are advised completed in 2022.

Upon arrival you are greeted by a spacious carriage driveway with room for multiple car parking for all your friends and family.

Internally, we discover a jaw dropping, impressive entrance hall with high ceilings leading to a well-designed layout with all ground floor rooms leading from the central hallway. There are three reception rooms include a cinema games room, a large formal lounge, good sized study and statement WC.

To the rear of the house you will find contemporary, floor to ceiling, glass double doors which create an uninterrupted view from the front to the rear of the property and lead through to the expansive kitchen, dining and lounge area. The kitchen features modern shaker style cabinets and includes quality Bosch appliances such as two ovens, induction hob, ceiling extractor fan, washing machine, dishwasher, wine cooler and American style fridge freezer. From its dazzling, white porcelain flooring to the huge double skylights that flood the kitchen and living area with natural light, it's truly impressive. There is an abundance of cabinets and counter space, a huge centre island where you can eat and gaze out to the spectacular garden, a spacious utility room, boot room and pantry. The striking floor to ceiling glass sliding doors seamlessly lead to the generous terrace for inside/out entertaining.

Ascending to the second floor is where we find the five double bedrooms. The master suite features a walk-in wardrobe and sizeable modern ensuite with double vanity and large shower. Bedroom two also benefits from fitted wardrobes and modern ensuite bathroom. The other three well designed, plush bedrooms are bright and spacious, two with fitted wardrobes. The luxurious family bathroom with double vanities and a free-standing bathtub complete this floor.

The expansive landscaped garden with mature trees, has been designed with entertainment and fun in mind. The terrace and patio are a dream for summer BBQs and parties with friends and family. In the centre of the garden is the inviting pool all ready for you to dive in. There is a handy pool house too.

Ideally located to local shops, schools, parks and amenities as well as excellent transport links including the A127, A12, M25 and Emerson Park overground station and Gidea Park underground for the Elizabeth line that takes you directly into London. Your dream home awaits!

Contact us today for a viewing!

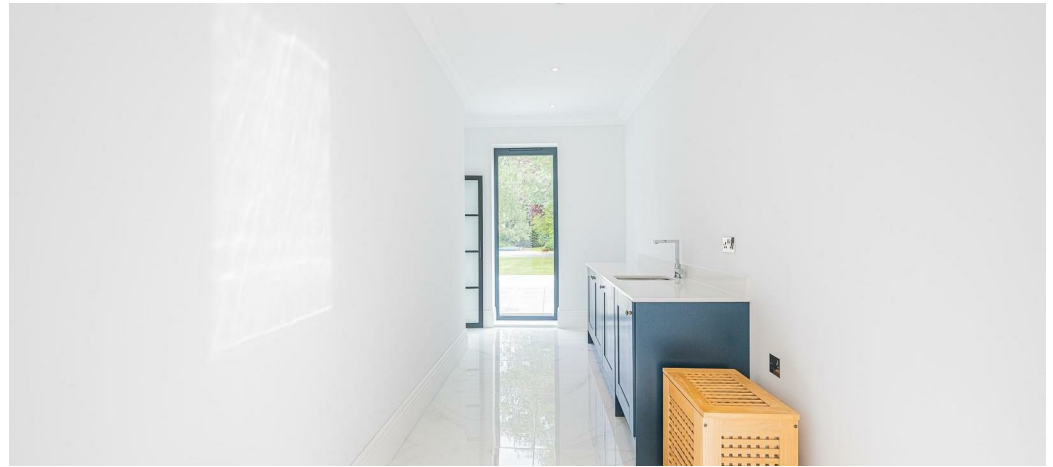
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These details are prepared as a general guide only and should not be relied upon as a basis to enter a legal contract or to commit expenditure. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts or signing of a tenancy agreement. Durden & Hunt have not tested any apparatus, equipment, fixtures and fittings or services. Items shown in photographs are not necessarily included. On occasion

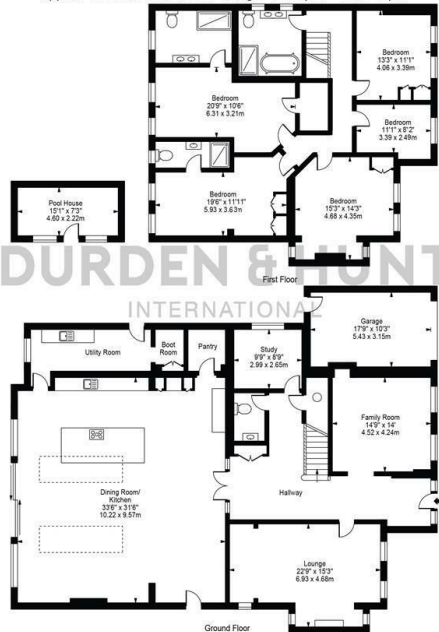
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Buyers/Tenants must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Durden & Hunt are a proud member of The Property Ombudsmen.





Woodlands Avenue  
 Approx. Total Internal Area 4011 Sq Ft - 372.63 Sq M  
 (Including Pool House & Garage)  
 Approx. Gross Internal Area Of Pool House 110 Sq Ft - 10.21 Sq M  
 Approx. Gross Internal Area Of Garage 198 Sq Ft - 18.44 Sq M



For Illustration Purposes Only - Not To Scale

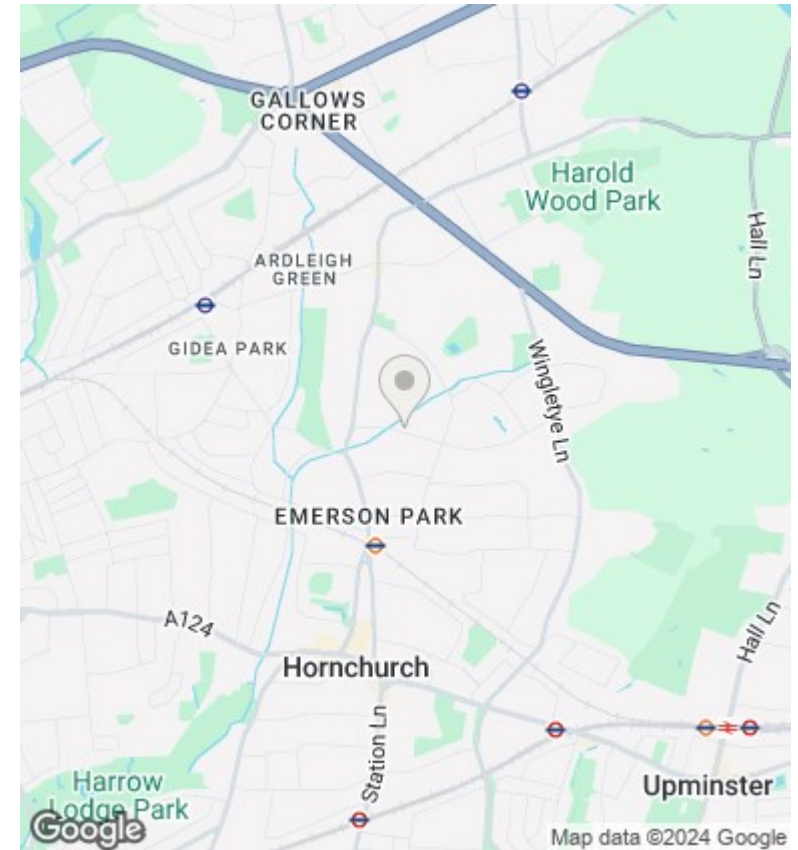
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## Viewings

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

## Council Tax Band

G



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	