

DURDEN & HUNT

INTERNATIONAL



Nelmes Road, Emerson Park RM11

£1,950,000

- Desirable Location
- Gated Garage And Off Road Parking
- Multiple Reception Rooms
- Downstairs WC
- Excellent Transport Links
- Large Garden With Swimming Pool
- Two Kitchens
- Opportunity To Develop (STP)
- Versatile Outbuildings, Including WC
- Four Bedrooms, Three With En Suites

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

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

Nelmes Road
 Approx. Total Internal Area 3819 Sq Ft - 354.82 Sq M
 (including Garage, Outbuilding, Plant Room & Changing Room)
 Approx. Gross Internal Area Of Garage 258 Sq Ft - 23.98 Sq M
 Approx. Gross Internal Area Of Outbuilding 288 Sq Ft - 26.73 Sq M
 Approx. Gross Internal Area Of Plant Room 84 Sq Ft - 7.80 Sq M
 Approx. Gross Internal Area Of Changing Room 32 Sq Ft - 2.94 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

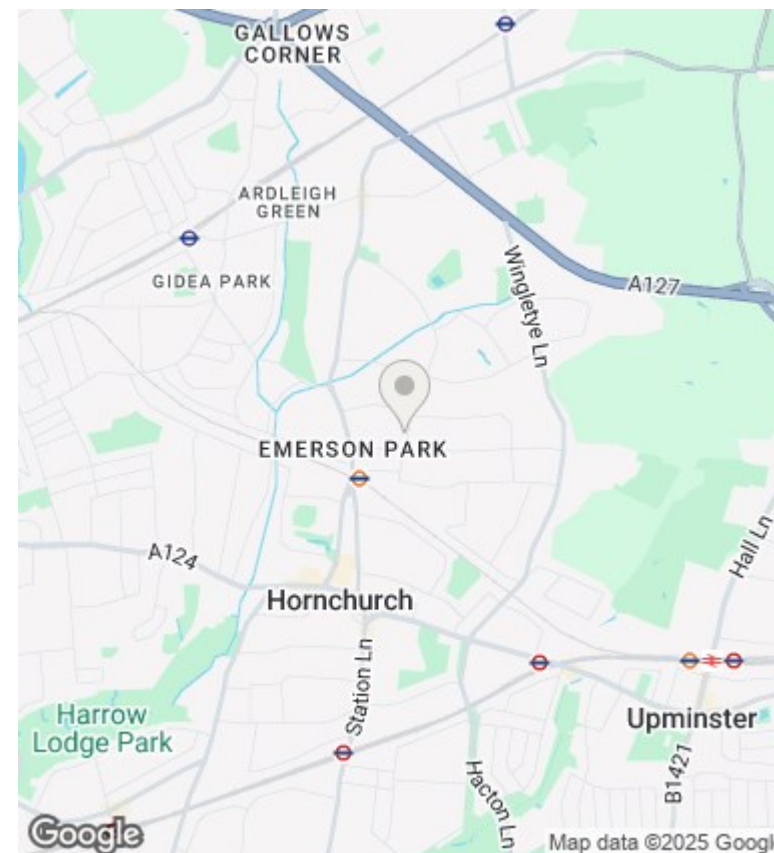
Viewings by arrangement only. Call 01708 202 777 to make an appointment.

Council Tax Band

G

EPC Rating:

C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	