

DURDEN & HUNT

INTERNATIONAL



Nelwyn Avenue, Emerson Park RM11

Guide Price £1,150,000

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- Garage And Off Road Parking
- Multiple Reception Rooms
- Two Bedrooms With En Suites
- Great Transport Links
- Large Garden
- Opportunity To Extend (STP)
- Gated Detached Residence
- Versatile Layout
- Downstairs WC

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

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

Nelwyn Avenue, Emerson Park RM11

Guide Price £1,150,000 - £1,250,000 - Sought After Location - Great Transport Links - Gated Detached Residence - Garage And Off Road Parking - Large Garden - Opportunity To Extend - Multiple Reception Rooms - Versatile Layout - Modern Kitchen - Home Office - Downstairs WC - Two Bedrooms With En Suites - Three Further Bedrooms - Contemporary Family Bathroom



Council Tax Band: F



Set behind secure gates in a sought after pocket of Emerson Park, this impressive detached residence offers excellent flexibility, modern comforts and generous living space, perfect for family life and entertaining.

The ground floor offers a versatile layout with a welcoming living room at the front, ideal for relaxing. To the rear, an open plan sitting and dining area enjoys direct access to the garden, creating a seamless space for everyday living and entertaining.

The modern kitchen provides ample room for cooking and meal preparation, while a separate home office and a convenient downstairs WC add to the practicality of the home.

Upstairs, the flexibility continues with five well proportioned bedrooms, two of which benefit from en suite facilities. A contemporary family bathroom serves the remaining rooms.

The property offers excellent potential for extension, subject to planning permission (STP).

Outside, the large garden offers a perfect balance of leisure and entertaining space, with a patio area ideal for al fresco dining and a generous lawn bordered by mature shrubs for added privacy and greenery. To the front, a garage and off road parking add practicality and convenience.

The current owner advises the garage has been fully insulated and includes plumbing.

Ideally located in the sought after Emerson Park area, this property enjoys excellent transport connections, including Upminster Bridge on the District

Line and Emerson Park on the Liberty Line. The A124 and A127 also provide convenient road access. Harrow Lodge Park and Gaynes Parkway offer generous green space, while a wide range of local amenities and well regarded schools add to the appeal of the area.

Contact Durden & Hunt for a viewing!

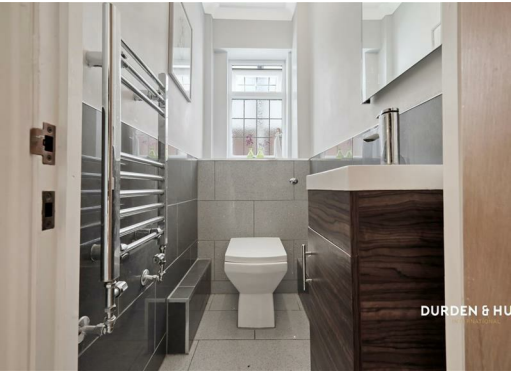
Council Band F Havering

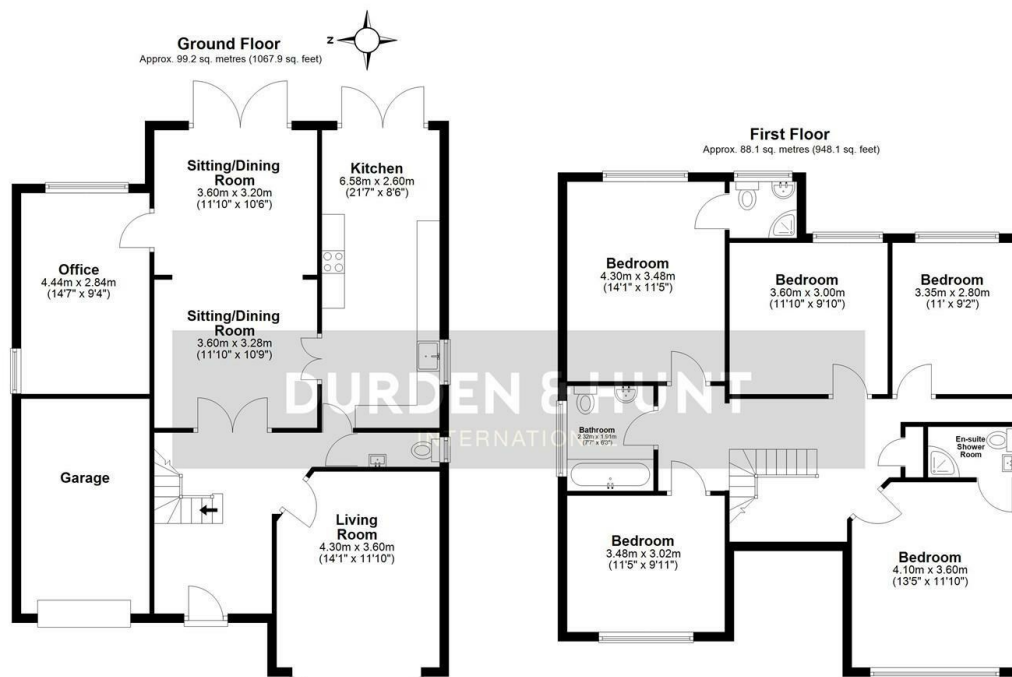
Consumer Protection from Unfair Trading Regulations 2008.
Misrepresentations Act 1967. Property Misdescriptions Act 1991.

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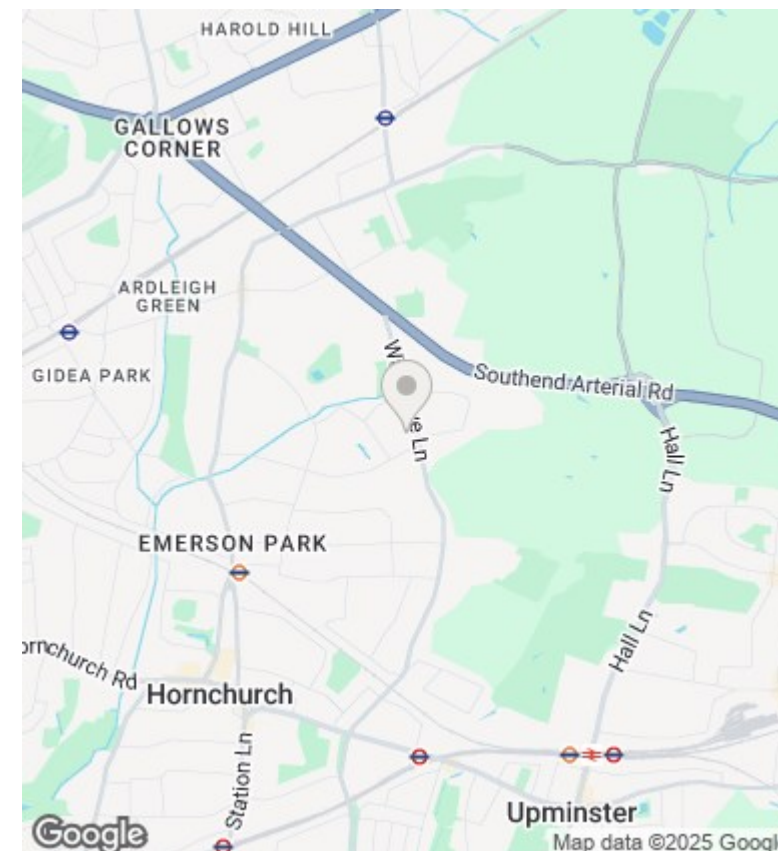


Total area: approx. 187.3 sq. metres (2016.0 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Nelwyn Ave



Viewings

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

Council Tax Band

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		