

DURDEN & HUNT

INTERNATIONAL



Poole Road, Emerson Park RM11

Price Guide £1,000,000

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- Carriage Driveway
- Spacious Living Room
- Four Bedrooms
- Excellent Transport Links
- Garden With Outbuilding
- Downstairs Shower Room
- Detached Chalet
- Opportunity For Downstairs Living
- Kitchen With Utility Room

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Guide Price £1,000,000 to £1,100,000 - Desirable Location - Excellent Transport Links - Detached Chalet - Carriage Driveway - Garden With Outbuilding - Opportunity For Downstairs Living - Spacious Living Room - Downstairs Shower Room - Kitchen With Utility Room - Four Bedrooms - Contemporary Family Bathroom



Council Tax Band: G



This charming four bedroom detached chalet, located in the sought after Emerson Park area, offers versatile and spacious accommodation, perfect for modern day family living.

On the ground floor, you'll find a generously sized living room featuring a character fireplace and French doors leading to the rear garden, ideal for indoor outdoor living. A separate kitchen and breakfast room is complemented by an adjoining utility room for added convenience. The dining room provides an inviting space for entertaining, while a study offers flexibility as a potential fourth bedroom/study, snug, or playroom. Also on this level is a modern shower room and a cloakroom.

Upstairs, the first floor boasts three well proportioned bedrooms, including a spacious primary bedroom with a Juliet balcony and built in storage, plus a family bathroom serving this level.

Outside, enjoy a beautifully maintained garden with a patio area perfect for al fresco dining, a good sized lawn bordered by mature shrubs, and a garage currently used as an outbuilding for additional storage.

To the front, a carriage driveway provides ample off road parking for residents and guests alike, furthering the appeal of this attractive home.

Ideally located in the sought after Hornchurch 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!

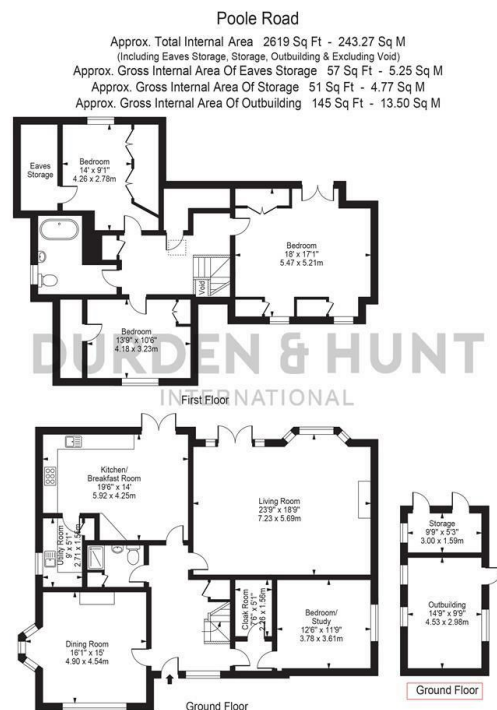
Council Band G Havering

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

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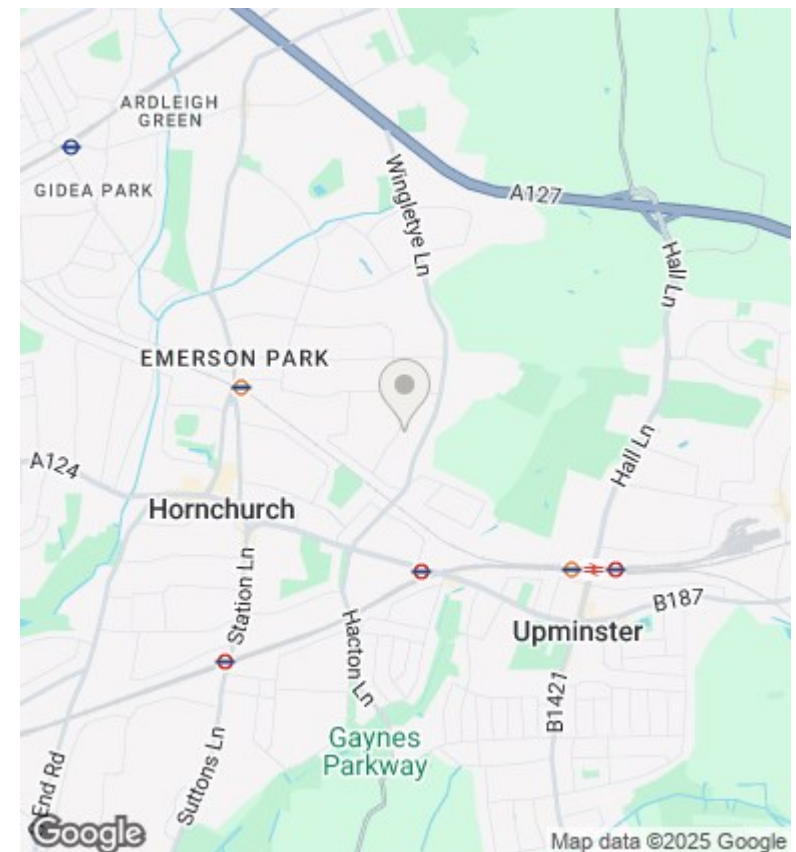






For Illustration Purposes Only - Not To Scale

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC