

DURDEN & HUNT

INTERNATIONAL



Curtis Road, Emerson Park RM11

Guide Price £1,100,000

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- Off Road Parking And Two Garages
- Conservatory And Separate Kitchen
- Desirable Location
- Impressively Large Garden
- Four Bedrooms
- Excellent Transport Links
- Multiple Reception Rooms
- Contemporary Family Bathroom

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

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

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Council Tax Band: G



Located in the highly sought after Emerson Park, this impressive detached family home offers over 2,200 sq ft of versatile living space, thoughtfully designed for modern family life.

Step inside to a welcoming and spacious interior. The ground floor features a bright and airy lounge, which seamlessly flows into a light filled conservatory offering delightful views over the rear garden. A well appointed kitchen and a separate dining room for more formal gatherings complete the ground floor layout.

Upstairs, the primary bedroom benefits from a private en suite, while three additional well proportioned bedrooms, all featuring built in wardrobes, are served by a stylish family bathroom. Every room has been designed to maximise both comfort and practicality, offering space for the entire family to grow and thrive.

Boasting two garages, one of which includes a utility area, and ample off road parking to the front, the property is perfectly complemented by a beautifully maintained, expansive rear garden. Ideal for outdoor entertaining, children's play, or simply unwinding in a peaceful setting, the garden is surrounded by mature shrubs and lush greenery.

This home effortlessly combines space, style, and location, making it an exceptional opportunity for those seeking a forever family home.

This location 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!

Prospective buyers are advised that, upon new ownership, the property is expected to be a Council Tax Band G. Buyers are advised to obtain their own verification.

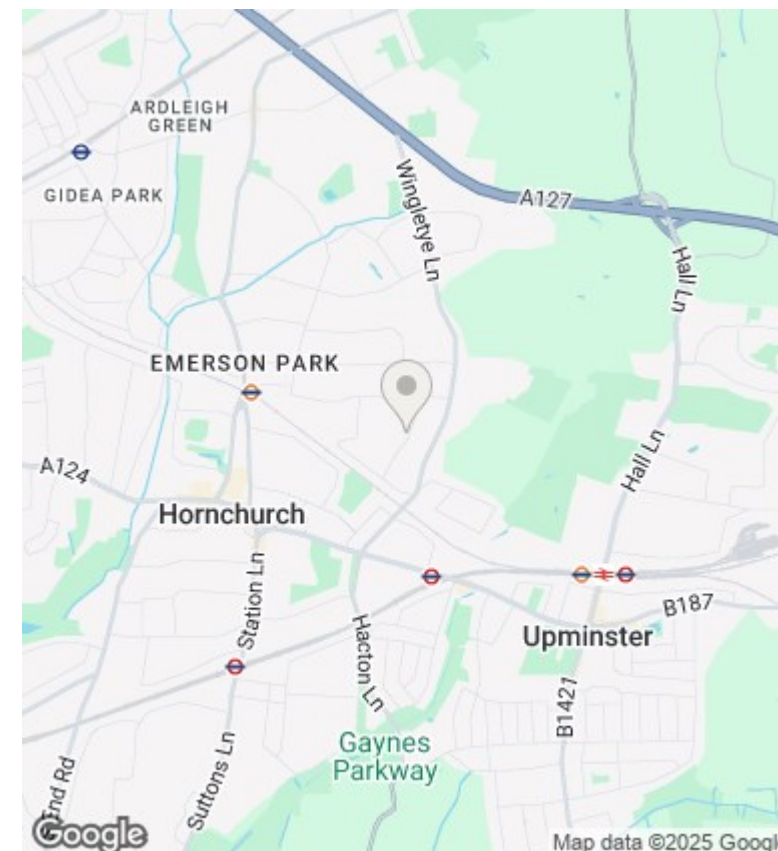
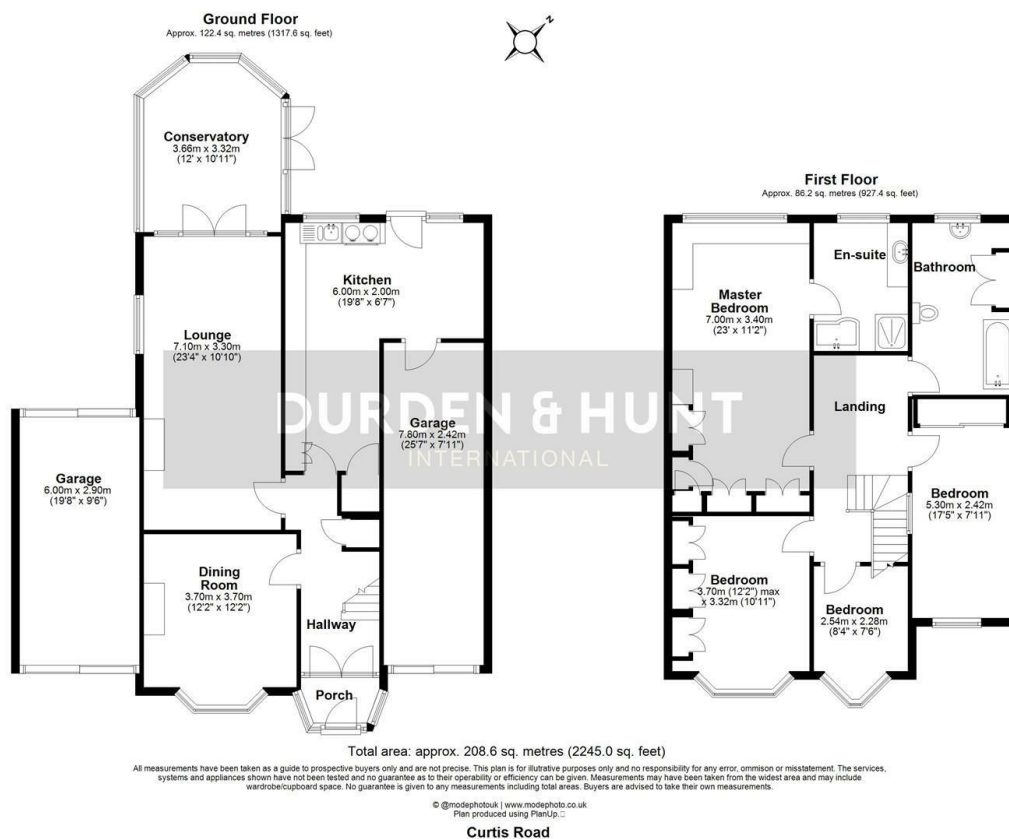
Consumer Protection from Unfair Trading Regulations 2008.
Misrepresentations Act 1967. Property Misdescriptions Act 1991.

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view before embarking on any journey to see a property. Durden & Hunt are a proud member of The Property Ombudsmen.







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		8
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 