

# DURDEN & HUNT

INTERNATIONAL



## Nelmes Crescent, Emerson Park RM11

£1,250,000

- Over 3,400 SQFT
- Kitchen And Dining Area With Skylight
- Great Transport Links
- Bedroom With En Suite And Dressing Room
- Six Bedroom Detached Home
- Double Entry Driveway
- Flexible Rooms
- Downstairs Bathroom
- Garage
- Expansive Garden And Patio

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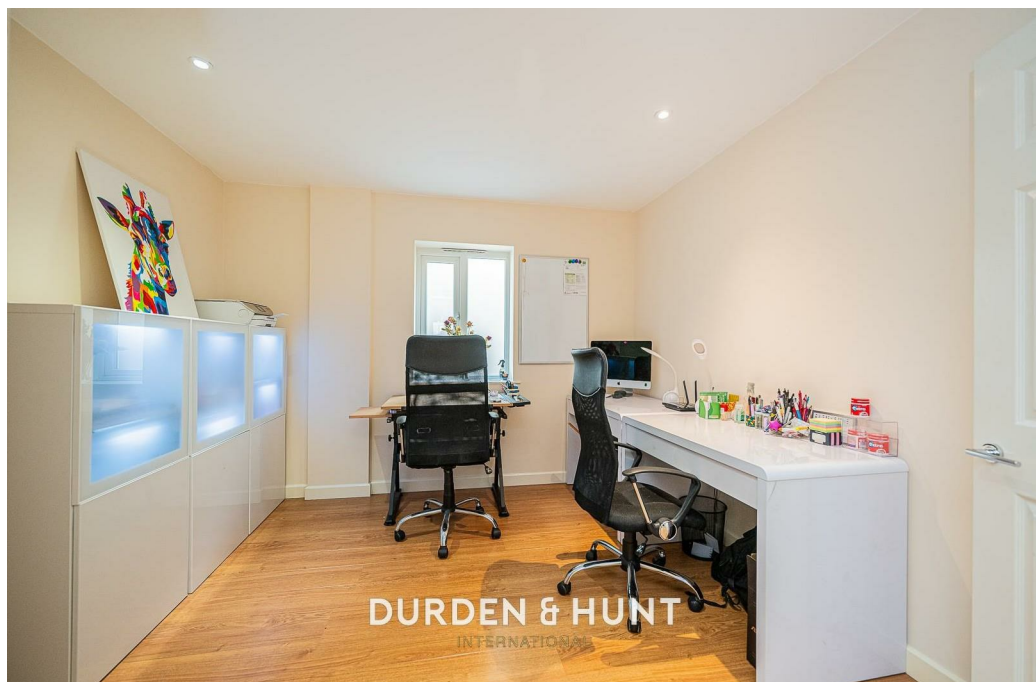


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Over 3,400 SQFT - Six Bedroom Detached Home - Downstairs Bathroom - Kitchen And Dining Area With Skylight - Double Entry Driveway - Garage - Great Transport Links - Flexible Rooms - Expansive Garden And Patio - Bedroom With En Suite And Dressing Room



Council Tax Band: G



If you're looking for your dream home in Emerson Park then look no further. With over 3,400 SQFT, this magnificent, detached, six bedroom and four bath family home has so much to offer.

With its fabulous double entry driveway for multi car parking and a garage, this property has wonderful kerb appeal.

The home has been beautifully decorated throughout with spotlights and modern flooring.

You will love unwinding after a long day in the comfortable lounge with its great aesthetic, then when you're ready enjoy preparing meals and being around family, in the spacious and stylish kitchen and dining area, with a great centre island and wonderful cabinetry. The light filled dining area has a fabulous skylight and French doors that lead out to the garden and patio. Directly off the dining area the current owners have turned this room into a fabulous games area that is sure to please a crowd, with plenty of storage space and room for all your favourite games.

A room that is currently being used as an office and a bathroom with a walk in shower completes this floor.

Up the stairs to the first floor is where we find the primary with ensuite with a large walk in shower. The bedroom further benefits with a dressing room. There are three other spacious bedrooms on this floor complemented by a large family bathroom with double vanities, bath and a walk in shower.

Our final two rooms are on the top floor and feature a spacious bedroom with a walk in wardrobe and a modern bathroom with a walk in shower. A second bedroom is currently being used as an office. There is also Eaves storage on this floor.

Outside, is where you'll want to spend summer days and evenings in the

tranquillity of the beautiful, expansive garden with its mature trees and large patio area ideal for entertaining guests.

Ideally located close to local shops, schools and amenities as well as excellent transport links including A127, A12, M25, Emerson Park over ground and Gidea Park Elizabeth line with direct access to Liverpool Street Station.

Contact the Durden and Hunt team today for a viewing!

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

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 photographs may be owner supplied. On most occasions features and facilities of a property are owner advised and potential buyers/tenants are advised to confirm these. Please note that service charge, ground rent and lease lengths are subject to change, and the information we have supplied was true at time of instruction. References to the tenure, lease length, ground rent and service charges for any property are based on information supplied by the seller, buyers are advised to obtain verification of these stated figures from their solicitor before purchasing. Any mention of planning potential or planning permission is based on the current owners opinion, a potential buyer should assume that this is a speculative opinion only and is not based on planning permission being granted or

professional advice, unless otherwise stated. Any reference to distance to stations, amenities or schools are taken from portal estimated distances, buyers are advised to do their own research on distances. 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.







**Nelmes Crescent**  
 Approx. Total Internal Area 3450 Sq Ft - 320.47 Sq M  
 (Including Eaves Storage, Restricted Height Area & Garage)  
 Approx. Gross Internal Area 3168 Sq Ft - 294.36 Sq M  
 (Excluding Eaves Storage, Restricted Height Area & Garage)  
 Approx. Gross Internal Area Of Garage 164 Sq Ft - 15.19 Sq M



For Illustration Purposes Only - Not To Scale

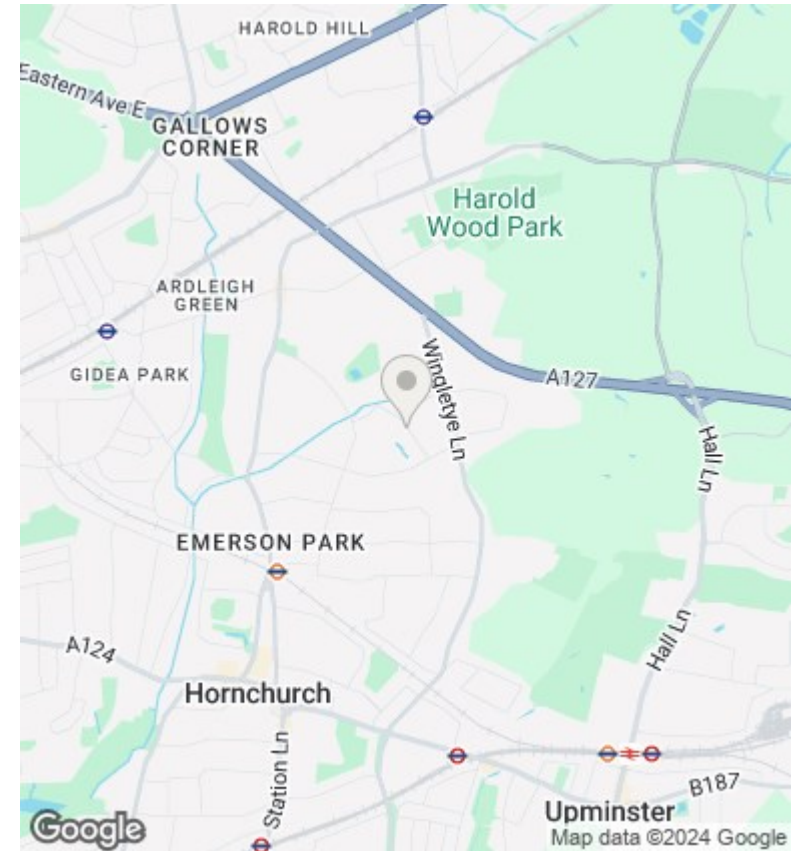
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.  
 Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
 Any areas, 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



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	80
(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	