



## Great Nelmes Chase, Hornchurch, RM11 2PT Offers In Excess Of £835,000



\*\*STUNNING DETACHED HOME OF CIRCA 1700 SQ FT WITH SCOPE FOR EXTENSIONS IN EMERSON PARK\*\*

\*VIRTUAL TOUR ONLINE\*

OC Homes are proud to present to the sales market this beautiful three bedroom detached house with garage and ample off street parking, as well as a 70ft south facing rear garden. The property boasts almost 1700sq ft of living accommodation and is located on one of the most popular turnings in the sought-after Emerson Park area. The property is well maintained and superbly presented having been a family home for almost 20 years, but also offers the option for further development potential with scope for a side extension, further rear extension, and loft conversion (STPP).

The accommodation is set over two floors, and comprises; Ground Floor- Entrance hall, double reception room, second reception / study room, spacious kitchen / diner, utility room, ground floor w/c and access to the garage as well as almost 70ft rear garden laid to lawn with patio terrace to the front. First floor comprises three double bedrooms, a four piece family bathroom suite and access to a large loft space, which can be converted to create a further bedroom and en-suite bathroom (STPP). Externally, the property has a sweep on and off driveway with ample off street parking to the front with side access and the rear garden is a good size at almost 70ft and scope to further extend.

The property is an opportunity for any buyer to acquire a home ready to move into, on a sought after road in Emerson Park, with the potential for future development and expansion. With a beautifully presented interior as well as great outside space, and parking for several cars, the property is an ideal family home. Location is second to none, being on the desirable Great Nelmes Chase, with easy access to Emerson Park, Upminster, or Gidea Park stations and is within the catchment area of a host of Ofsted Rated Outstanding local schools. To arrange a viewing please call the OC Homes Sales team now.

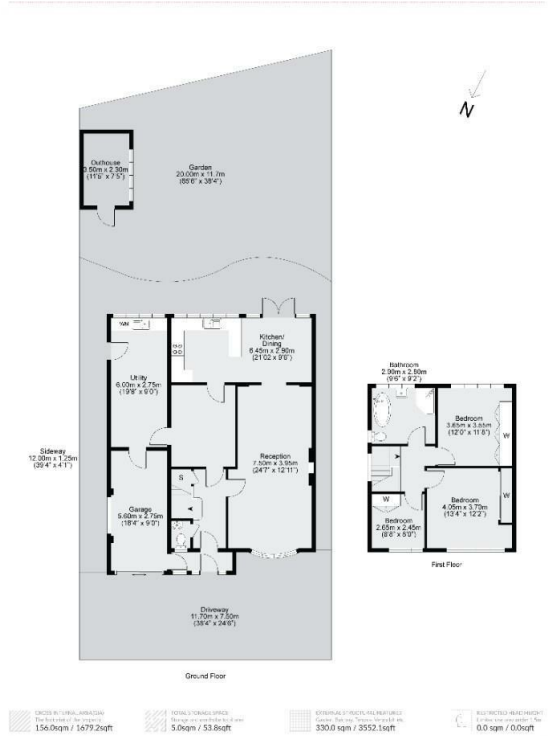
### Viewing

Please contact our OC Homes Gidea Park Office on 01708989888 if you wish to arrange a viewing appointment for this property or require further information.

- DETACHED HOUSE
- SOUTH FACING GARDEN
- OFF STREET PARKING WITH SWEEP ON & OFF DRIVEWAY
- SCOPE FOR FURTHER DEVELOPMENT
- CIRCA 90FT REAR GARDEN
- LOTS OF LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS
- SOUGHT AFTER LOCATION







Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

**Maison VUE**



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current / Potential
(92 plus) <b>A</b>	
(81-91) <b>B</b>	77
(69-80) <b>C</b>	
(55-68) <b>D</b>	58
(38-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current / Potential
(92 plus) <b>A</b>	
(81-91) <b>B</b>	77
(69-80) <b>C</b>	
(55-68) <b>D</b>	54
(38-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.