



Ferndown, Hornchurch, RM11 3JL Offers In The Region Of £1,200,000



** 6 BED DETACHED HOUSE. ANNEXE WITH OPTION TO USE AS A SEPARATE DWELLING IN EMERSON PARK **

* VIRTUAL TOUR ONLINE *

OC Homes is delighted to present to the sales market this unique 6-bedroom detached house of over 2800 sq ft in the sought-after Emerson Park area. The property can be occupied as two separate dwellings with the annexe part of the house currently fully accessible from the main house, but has the potential to be either turned into a separate property or fully integrated into the main house if required. The annexe is ideal for an extended family and has its own front door and ample living accommodation. There is scope for further development with options for extensions to the rear and above the garage, and loft conversion (STPP).

The accommodation comprises: Main House - Ground Floor: Entrance hall with ground floor w/c, reception room, dining room/orangerie, kitchen, and a beautiful south-facing rear garden with side return. There is access to the annexe through the kitchen. The first floor comprises four double bedrooms, a bathroom suite, separate WC, and access to loft space which can be converted (STPP).

The annexe has its own front entrance from the driveway or can be accessed via the kitchen in the main house. The ground floor of the annexe has a reception room leading to the garden, kitchen and shower room. The first floor of the annexe has two double bedrooms (currently used as an office and gym) and a further family bathroom.

Externally, the property has off-street parking to the front for 4 cars and the rear south-facing garden of approx. 80 ft with a lovely terrace area and the rest laid to lawn. It is an ideal family home in a highly sought-after area. Located on Ferndown, off Ernest Road in Emerson Park, it is moments from Emerson Park Overground Station, within the catchment area of a host of Ofsted Rated Outstanding local schools and a choice of local amenities. To arrange a viewing please call the OC Homes Sales Team now.

- TWO DWELLINGS WITH MULTIPLE DWELLING STAMP DUTY RELIEF APPLICABLE
- OVER 2800 SQ FT
- SOUTH FACING GARDEN
- POTENTIAL FOR REAR AND DOUBLE STOREY SIDE EXTENSIONS
- SOUGHT AFTER LOCATION
- IDEAL FAMILY HOME

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.



Ferdown, Hornchurch, Essex, RM11

GROSS INTERNAL AREA
261 sq m / 2809 sq ft



GROSS INTERNAL AREA (GIA)
The interior of the property
261 sq m / 2809 sq ft

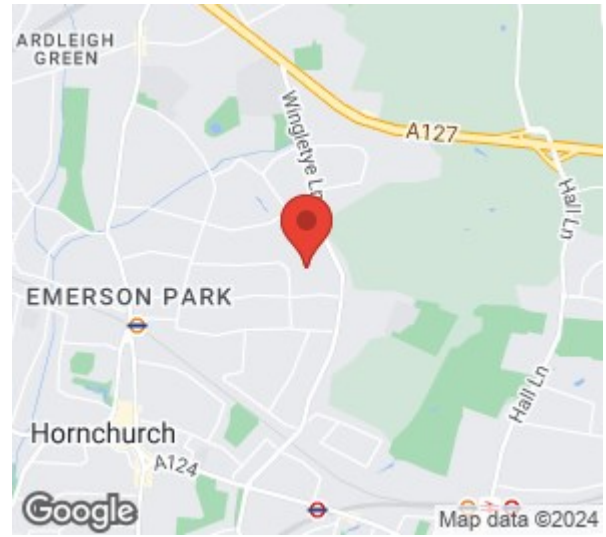
TOTAL STORAGE SPACE
Storage for vehicles (GIA area)
6.8 sq m / 77 sq ft

EXTERNAL STRUCTURAL FEATURES
Garden, Balcony, Verandah, etc.
434.6 sq m / 4677 sq ft

RESTRICTED HEAD HEIGHT
Landing, etc. (see notes) 1.0m
0.0sq m / 0.0 sq ft

Maison
VUE

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.



Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		75
(81-91) B		
(69-80) C	69	
(55-68) D		
(38-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		75
(81-91) B		
(69-80) C	67	
(55-68) D		
(38-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

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.



164 Balgore Lane, Gidea Park, Essex, RM2 6BS
t. 01708989888 | e. hello@ochomes.co.uk
w. oneclickhomes.co.uk