



11 The Witherings
Emerson Park | Hornchurch | Essex | RM11 2RA

STEP INSIDE

11 The Witherings

Located in the heart of Emerson Park within a peaceful, sweeping cul-de-sac, this well-maintained five-bedroom detached residence offers excellent potential for re-styling or extension (STPP). Boasting a generous frontage, double garage and convenient access to top-rated schools, local amenities and rail links to Central London (Gidea Park Elizabeth Line), this is an exceptional opportunity in a prime location.

The Witherings is a peaceful cul-de-sac nestled within the highly sought-after Emerson Park, conveniently located near Hornchurch and Gidea Park. This impressive home sits on a wide plot, offering a generous driveway, a neatly lawned front garden and access to a double garage/workshop.

Step inside to a welcoming central entrance hallway, leading to a front-aspect dining room and a separate study—ideal for formal entertaining or working from home. The spacious dual-aspect sitting room enjoys abundant natural light through large picture windows and overlooks the rear garden, creating a bright and inviting living space. The traditionally styled kitchen/breakfast room features a Range cooker, built-in appliances, and ample space for informal dining. A connecting door to the dining room enhances the layout for hosting and family meals. A separate utility room provides garden access, adding practicality to the heart of the home.

Upstairs, the first floor offers five generously sized double bedrooms, including a principal suite complete with an en-suite shower room. A well-appointed family bathroom serves the remaining bedrooms. The spacious layout provides excellent potential to re-style or reconfigure to suit your family's needs.













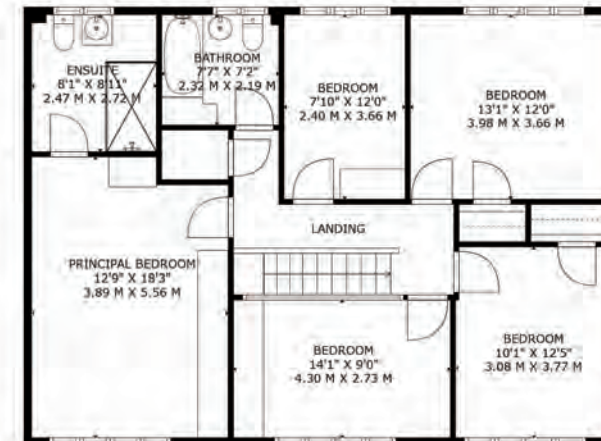




Outside there is a terrace across the width of the property, a personal door into the garage and sunny paved seating area with lawns and boundaries screened with mature hedging and shrubs.

This traditional styled property offers privacy and tranquility while being just minutes away from Hornchurch town centre, David Lloyd gym and top rated schools. Excellent transport links to the A127/ M25 road links and rail services to central London (Gidea Park Elizabeth Line). Please contact Fine & Country to book in a personalised viewing.





TOTAL: 2070 sq. ft, 192 m2
GROUND FLOOR: 1035 sq. ft, 96 m2, FIRST FLOOR: 1035 sq. ft, 96 m2
EXCLUDED AREAS: GARAGE: 376 sq. ft, 35 m2

Floorplans Are For General Guidance Only; Actual Layout And Dimensions May Vary. Please Verify Independently.

Council Tax Band: G
 Tenure: Freehold



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2025 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 12293451 Registered Office: F&C Area 25 Limited, 46 Hullbridge Road, South Woodham Ferrers CM3 5NG. Printed 02.07.2025



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Fine & Country Mid and South Essex
1st Floor, 101-135 Kings Rd, Brentwood CM14 4DR
Tel: +44 (0)1277 714044 | midandsouthessex@fineandcountry.com

