



Emerson Park  
17A Burntwood Avenue | Hornchurch | Essex | RM11 3JD

FINE & COUNTRY



# Heywood House

Nestled in the heart of Emerson Park, one of the area's most sought-after residential locations with excellent links to Central London and highly regarded schools, this elegant private residence offers approximately 7,000 sq ft of refined living space.

Architecturally impressive and thoughtfully designed, the property is set over three floors and boasts seven spacious bedrooms and a host of luxurious amenities, a highlight being the bespoke swimming pool complex, complemented by sun-drenched landscaped gardens that feature a putting green and a fully equipped outdoor kitchen and entertaining area—ideal for both relaxation and social gatherings.

Heywood House has been thoughtfully designed to accommodate multi-generational living, offering exceptional flexibility and comfort throughout its expansive layout. Among its standout features is a luxurious principal bedroom suite, complete with a private balcony, dressing area and a beautifully appointed en-suite bathroom. A series of stylish bathrooms and en-suites serve the additional spacious bedrooms, ensuring comfort and privacy for all residents.

An impressive entrance hallway welcomes you into the home, where a statement walnut and glass staircase sweeps elegantly to the first floor, setting the tone for the craftsmanship and design found throughout.

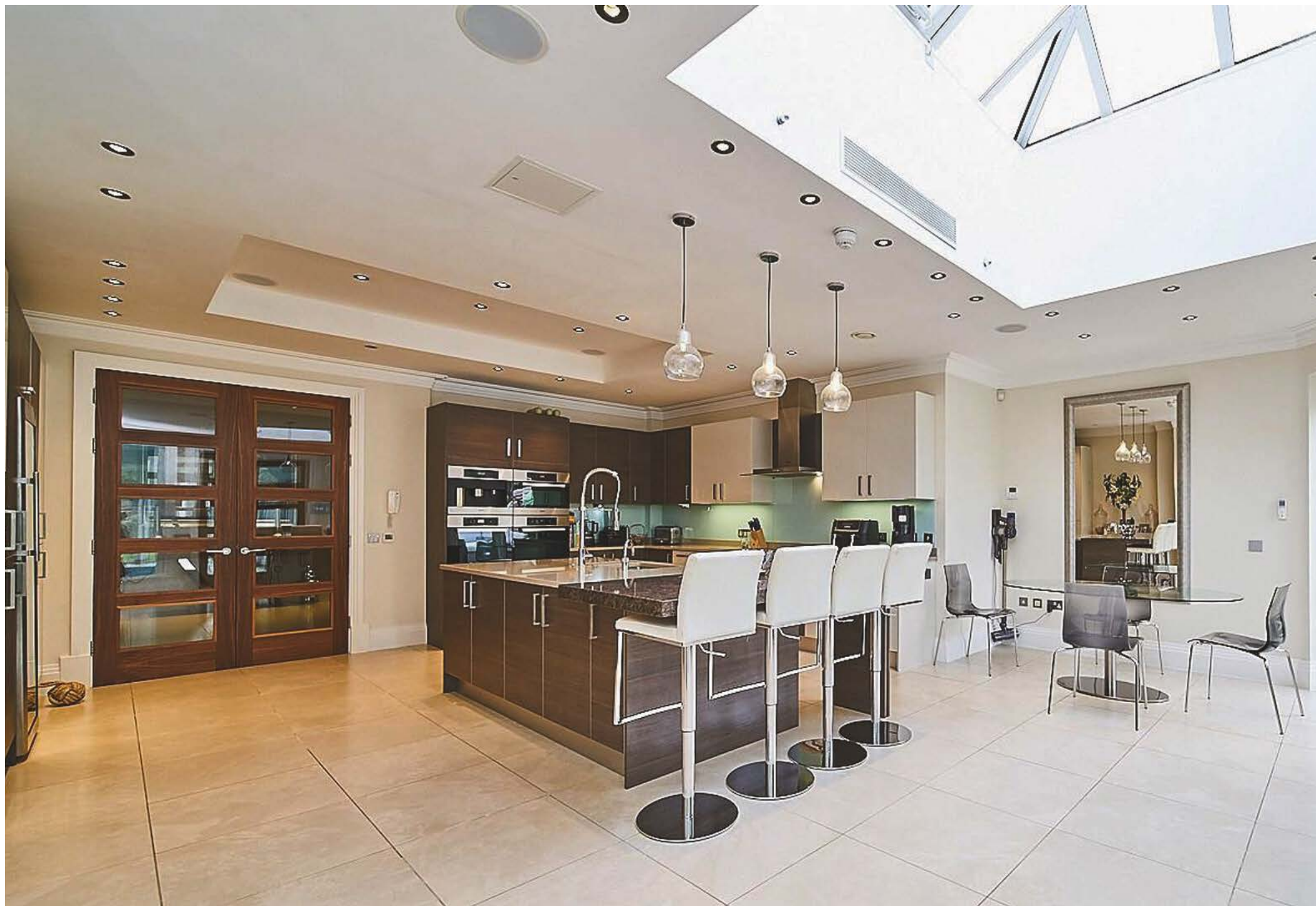
The opulent reception and entertaining areas include family and dining spaces, a separate study/home office and a refined drawing room, several of which open onto the landscaped gardens through bi-folding doors that invite natural light and seamless indoor-outdoor living. Of particular note is the family room, which overlooks the indoor pool complex and features a custom marble bar—an ideal setting for both relaxation and entertaining. At the heart of the home lies a bespoke designer kitchen/breakfast room by Fusion Interior Design. This beautifully crafted space blends elegance and functionality, with premium features including built-in Miele appliances, a Quooker boiling water tap, coffee machine, pop-up power points and a wine cooler—providing everything a chef could desire. The kitchen also offers views to the pool area and across the garden. There is also a utility area and cloakroom/wc.

The Swimming Pool/leisure space include the well maintained heated pool, a jacuzzi, sauna and bathroom/changing facilities.

The first floor features the grand principal suite, three large bedrooms with their own en-suites, a further double bedroom and stylish main bathroom. The second floor offers two further bedrooms, currently in use as home office space and a further bathroom, utility room for laundry and and gym area on this landing with full height glazing overlooking the gardens.

Ultimately luxurious throughout with personal touches such as mood lighting, music systems and underfloor heating adding to the aesthetics of the home.

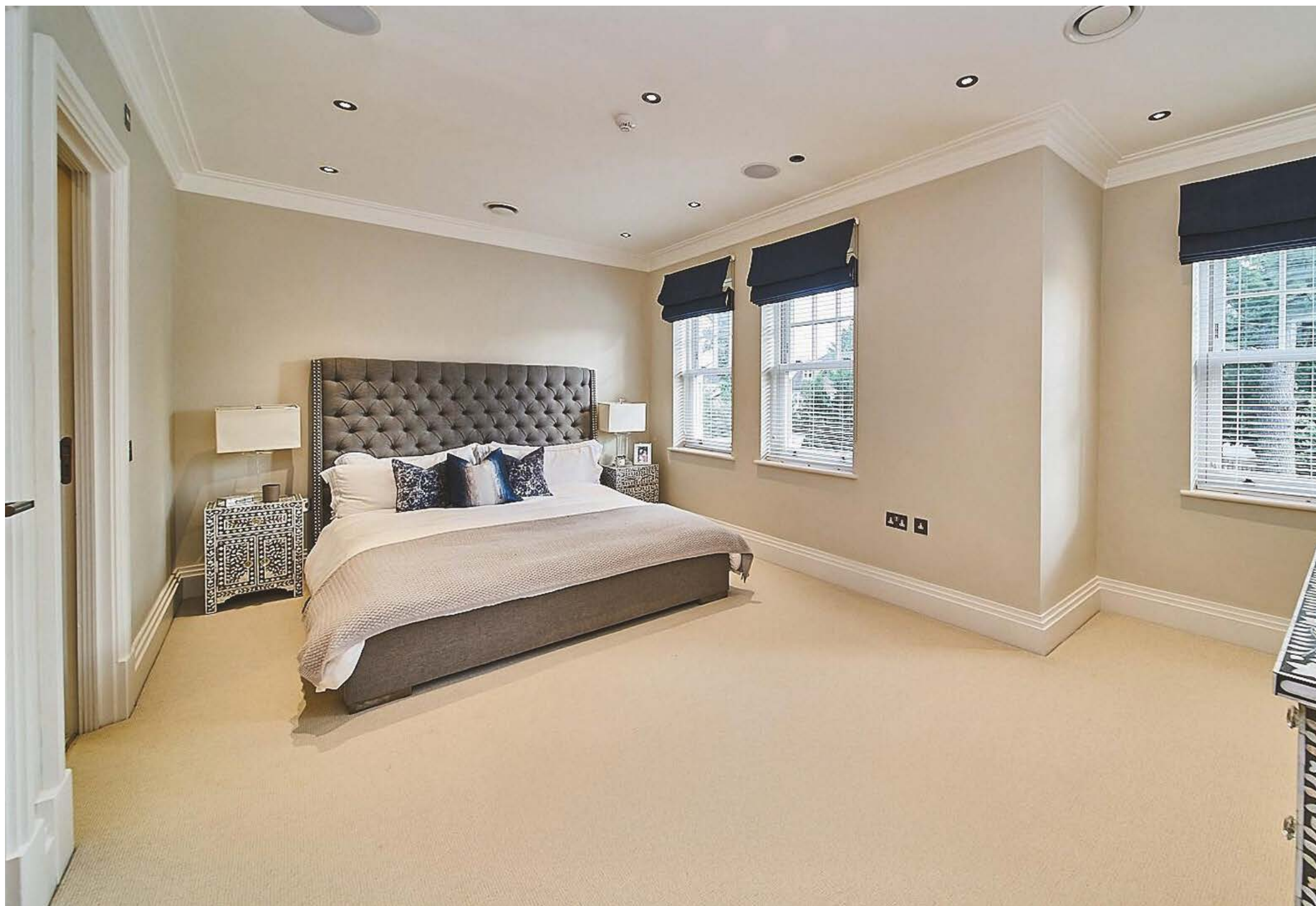






















## Outside

Heywood House offers exceptional grounds, privacy & outdoor living. Accessed via a gated entrance, the property features a carriage driveway with ample parking for multiple vehicles. Privacy and security are paramount, with an integrated Creston Home Management system, including video entryphone and a comprehensive alarm system for complete peace of mind.

The landscaped gardens are a true sanctuary—lushly planted and meticulously maintained, with an irrigation system ensuring year-round vibrancy. A generous Indian sandstone sun terrace provides the perfect setting for relaxation and outdoor gatherings. The outdoor entertaining area is nothing short of spectacular. It features a fully equipped outdoor kitchen with integrated BBQ, dedicated lounging and dining zones and a wall-mounted TV, all under a modern pergola with electric retractable roof and side blinds. With built-in heating, this versatile space transforms into your very own al fresco home cinema, ideal for year-round enjoyment.

To further enhance the entertainment experience for family and guests, the grounds also include a professionally designed putting green and a dedicated children's play area. External lighting and a zoned outdoor music system create a vibrant yet ambient atmosphere—perfect for both lively gatherings and relaxed evenings under the stars.

This is an exceptional opportunity to own a truly distinguished home in one of Essex's premier neighbourhoods.

Emerson Park Overground Station is located under half a mile from the property offering quick access through to Elizabeth Line services and direct access into Liverpool Street and Paddington and onto Heathrow Airport. Upminster Bridge Tube Station (District Line) is also within easy reach being just 0.8 miles from the property. There are a number of local amenities including shops, bars and restaurants within short walking distance on the surrounding roads and a short commute to Hornchurch High Street offers a multitude of retail options. There are also a number of leisure facilities and green spaces nearby as well as some excellent local schools with it being in the catchment area for the Ofsted Outstanding rated Nelves Primary School.



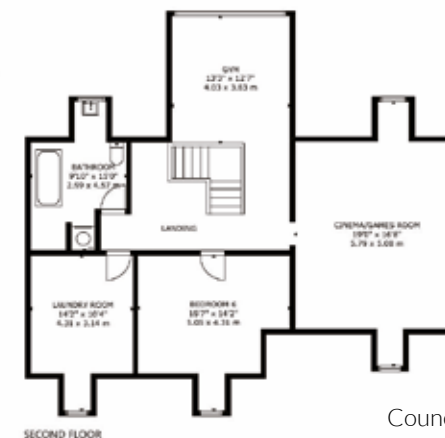
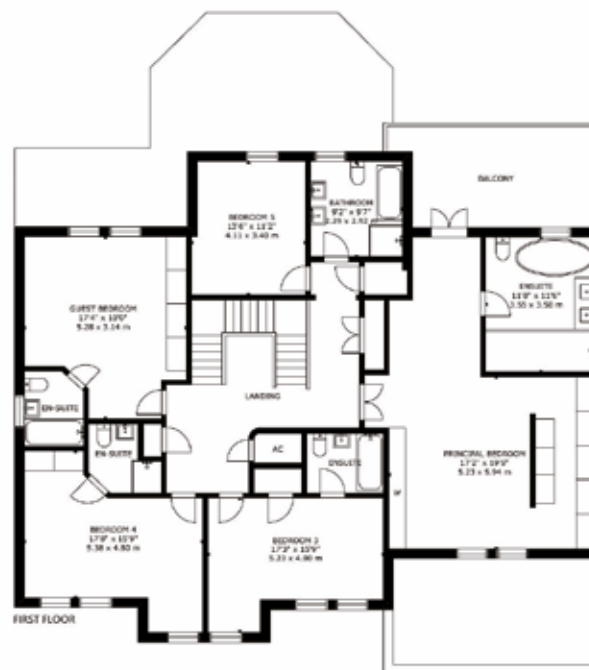
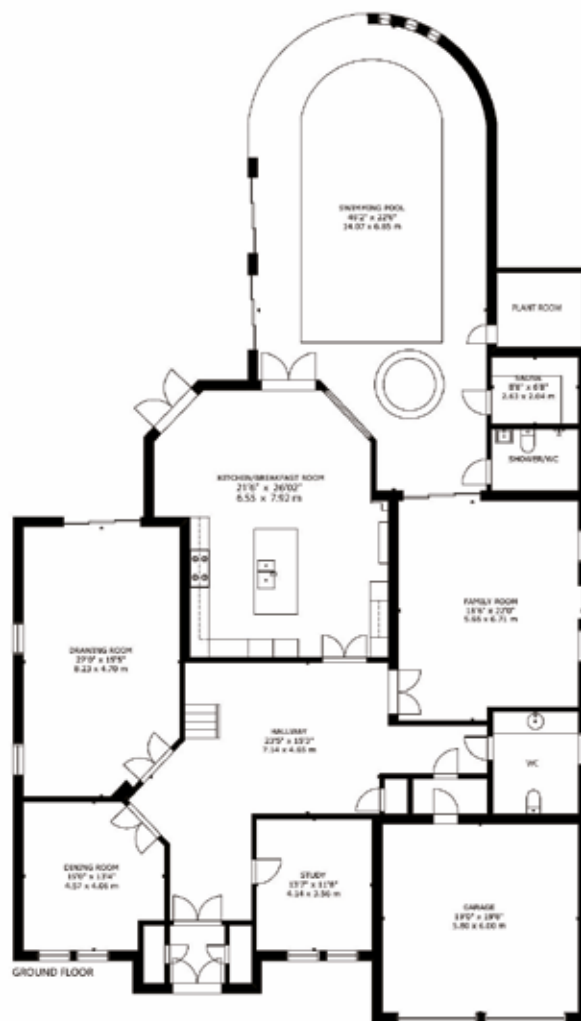












GROSS INTERNAL AREA  
TOTAL: 643 m<sup>2</sup>/6,923 sq ft  
GROUND FLOOR: 301 m<sup>2</sup>/3,245 sq ft, FIRST FLOOR: 202 m<sup>2</sup>/2,177 sq ft, SECOND FLOOR: 105 m<sup>2</sup>/1,129 sq ft  
EXCLUDED AREAS: GARAGE: 35 m<sup>2</sup>/372 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Council Tax Band: H  
Tenure: Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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