



Emerson Drive Hornchurch RM11 1XH

Beautifully Presented 4 Bedroom Semi Detached House With 2 Bathrooms Offers Over £750,000 F/H



Nestled in the charming Langtons conservation area of Hornchurch, this rarely available four-bedroom semi-detached house on Emerson Drive offers a delightful blend of modern living and traditional character. Spanning an impressive 1,735 square feet, this property is perfect for families seeking both space and comfort.

Upon entering, you are greeted by two inviting reception rooms, including a family room adorned with elegant wooden shutters. The ground floor also features a convenient shower room, enhancing the practicality of the home. The spacious lounge/diner seamlessly connects to a well-equipped kitchen, which is bathed in natural light thanks to a stunning roof lantern and two sets of French doors. These doors lead you to a magnificent 113-foot garden, complete with side access, making it an ideal space for outdoor entertaining or family gatherings.

The garden is thoughtfully designed, featuring a paved area, a lush lawn, and a shingle path that guides you to a decked area in front of a charming summer house. There is a home office / studio which was built with consent, includes a utility room with a W/C, washing machine, and tumble dryer, ensuring the kitchen remains clutter-free. The garden also boasts well-placed electrical sockets, a serene pond with established Koi, and a solid wooden shed for additional storage.

The first floor comprises three well-proportioned bedrooms and a beautifully presented family bathroom. Ascend to the second floor, where you will find the master bedroom, featuring dual aspect skylights that fill the space with light and offer lovely views.

This property not only serves as an ideal family home but also presents opportunities for expansion, subject to obtaining the necessary approvals. With off-street parking for three vehicles, this residence combines convenience with a tranquil setting. making this a must-see for discerning buyers.

Entrance Via
partially glazed door to:

Hallway
stairs ascending to first floor - radiator - power point understairs storage cupboard housing a gas meter, electric mete, consumer unit and boiler - wood effect tiled floor covering - doors to:

Reception Room



double glazed three splay bay window with wooden shutters to front elevation - original type feature fireplace - radiator - power points - carpet to remain.

Shower Room



obscure double glazed window to side elevation - three piece suite comprising of a shower cubicle - hand wash basin with mixer taps - low flush w/c - heated towel rail - storage cupboard - wood effect tiled floor covering.

Lounge / Diner



roof lantern - original type feature fireplace - radiator - power points - French doors to rear garden - opening to:



Kitchen



roof lantern - range of eye and base level units incorporating a granite work top with one and a half bowl sink with mixer tap and drainer - gas cooker point with extractor fan over - space for American style fridge/freezer - tiled splash backs - power points - tiled floor covering - French doors to rear garden.

First Floor Landing

Obscure double glazed window to side elevation - stairs ascending to second floor - carpet to remain - doors to:

Bathroom



two double glazed windows to rear elevation - three piece suite comprising of a panel enclosed bath with mixer taps to shower attachment - wall mounted wash basin with mixer taps - low flush w/c with concealed cistern - heated towel rail - storage cupboard - vinyl floor covering.

Bedroom 3



double glazed window to rear elevation - built in wardrobe - radiator - power points - carpet to remain.

Bedroom 2



double glazed three splay bay window with wooden shutters - wardrobes built into the alcoves - radiator - power points - carpet to remain.

Bedroom 4



double glazed three splay bay window to front elevation - radiator - power points - wood effect floor covering.

Second Floor Landing

obscure double glazed window to side elevation - carpet to remain - door to:

Bedroom 1 (L-Shape)



skylights windows to front and rear elevation - built in wardrobes - vanity sink unit - storage to the eaves - wall mounted electric heater - wood effect vinyl floor covering.



Rear Garden
113'7" (34.63)



patio area with remainder laid to lawn with flower and shrub borders - pond - shingled path leading to the rear - decking to summer house - side access - sockets situated around garden - doors to:





Home Office



double glazed windows - range of eye and base level units with butchers block worktop and butler style sink - wall mounted electric heater - power points - wood effect floor covering - door to utility room which benefits space and plumbing for washing machine and tumble dryer a low flush w/c - range of eye and base level units and wall mounted wash basin - wall mounted electric heater - wood effect floor covering.



Summer House
9'4" x 9'4" (2.87m x 2.87m)

Shed
7'10" x 10'0" (2.40m x 3.05m)

Additional Information:
Council Tax Borough of Havering Band E

Situated within the Langton's conservation area.

Parking: off street parking for 3 vehicles

An Ofcom online search shows that there is the following coverage via the following mobile networks:
EE: Indoor voice and data coverage likely/limited. Outdoor voice and data coverage likely/limited.
Three: Indoor voice and data coverage likely/limited. Outdoor voice and data coverage likely/limited.
O2: Indoor voice and data coverage likely/limited. Outdoor voice and data coverage likely/limited.
Vodafone: Indoor voice and data coverage likely/limited. Outdoor voice and data coverage likely/limited.
An Ofcom Online search shows that standard, superfast and ultrafast broadband is available. (you may need to organise installation of an FTTP connection in order to achieve ultrafast speeds).
This checker shows the predicted broadband and mobile coverage availability and performance at your address. Please make your own enquiries prior to making an offer.

The property has mains electric, mains gas, mains water, mains sewerage and is heated via gas central heating.

The title register states the following:
The land is subject to the following rights reserved by the Conveyance dated 8 February 1932 referred to above:-

"Except and reserving in fee simple unto the Vendor the Purchaser and their successors in title or assigns as the case may be full and free right of drainage of water and soil (in common with the Sub-Purchaser) through the sewers or drains in or under the assured property from any neighbouring properties designed to have drainage communication thereby with the said main sewer and drain."

The following are details of the covenants contained in the Conveyance dated 16 December 1929 referred to in the Charges Register:-
FOR the consideration aforesaid and for the benefit of the lands hereby conveyed and every part thereof and to the intent that this covenant shall be binding on and run with the several lands affected thereby and all owners and occupiers thereof respectively for the time being into whosoever hands the same may come (but so that the Vendors shall not be liable in damages for any breach thereof committed after they shall have ceased to be owners of the land upon which such breach shall occur) the Vendors hereby covenant with the Purchasers as follows that is to say FIRST Not at any time hereafter to carry on or permit to be carried on upon any part of the land coloured blue and yellow on Plan "B" annexed hereto or

any building or buildings for the time being thereon or on any part thereof the sale of beer wines spirits and other excisable liquors whatsoever or any of them whether for consumption on or off the premises nor allow any of the said lands or buildings respectively to be used as a club at which such liquors or any of them may be sold consumed or distributed (PROVIDED ALWAYS that this shall not prevent the land coloured yellow on the said Plan "B" being used as a club so long as all intoxicating liquors consumed thereon or distributed or supplied or required for consumption distribution or supply in connection therewith be taken from the Purchasers or their nominee or nominees) AND SECONDLY that no inn tavern public house beer house or club or building for the sale of excisable liquors for consumption on or of the premises or for distribution therefrom shall at any time be erected or placed upon the land coloured green on Plan

"B" annexed hereto or upon any part of such land.
NOTE: The land in this title falls wholly within the land coloured blue as referred to above.
The following are details of the covenants contained in the Conveyance dated 8 February 1932 referred to in the Charges Register:-

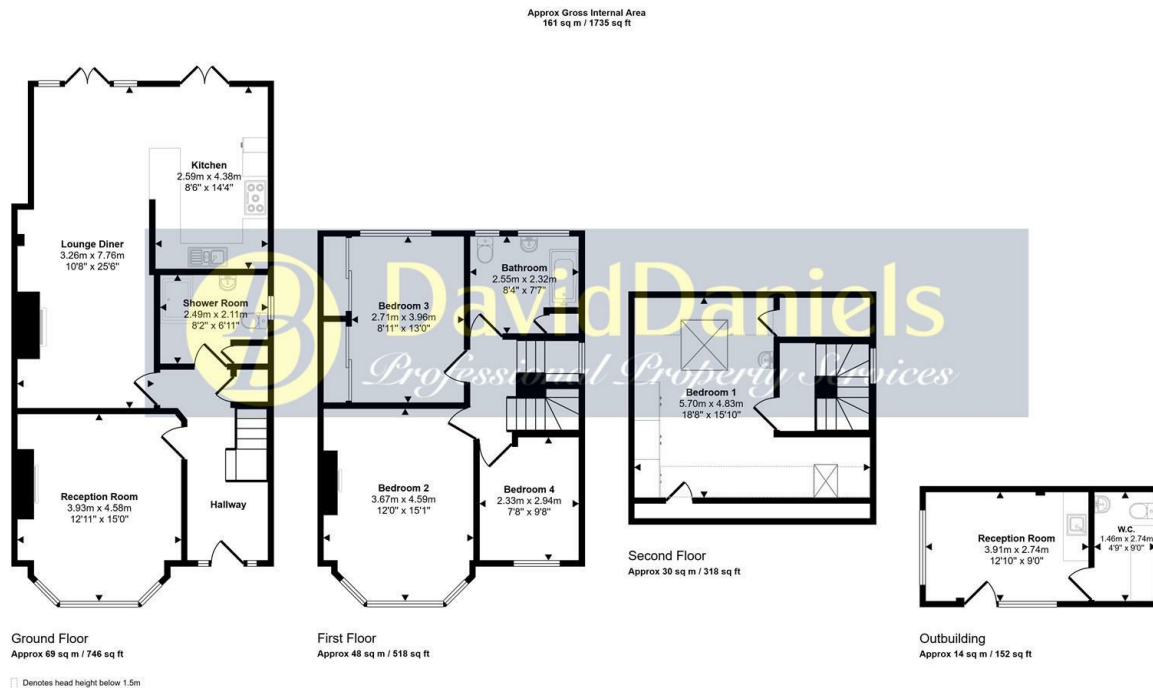
"FOR the benefit of the estate of the Vendor or the part or parts thereof remaining unsold the Sub-Purchaser to the intent that the burden of this covenant shall run with the land and bind the same in the hands of all persons by whom the same shall for the time being hereafter be respectively owned or occupied hereby covenants with the Vendor that he the Sub-Purchaser and the persons deriving title under him will observe and perform the restrictions and stipulations set forth and contained in the First Schedule hereunder written PROVIDED NEVERTHELESS that the Sub-Purchaser or other the owner or owners for the time being of the property hereby conveyed shall as regards any of the aforesaid covenants which are restrictive of the user of the land be liable only in respect of breaches which occur while he or they shall respectively be the owner or owners of the land or of the part thereof in respect of which any such breach shall occur

- THE FIRST SCHEDULE ABOVE REFERRED TO
1. No Inn Tavern Public House Beer House House or Club or Building for the sale of excisable liquors for consumption on or off the premises or for distribution therefrom shall at any time be erected or placed upon the land hereby conveyed or any part thereof
 2. All buildings erected on the said land or any part thereof shall be used as private dwellinghouses (with or without garages and the usual domestic offices used in conjunction therewith) only and no house shall be erected on the land of less cost than Six hundred pounds inclusive of the value of the land
 3. No dwellinghouse erected on the said land shall contain less than Nine hundred and fifty superficial feet of floor space.
1. No hut shed caravan house on wheels or other chattel adapted or intended for use as a sleeping apartment nor any shows booths swings roundabouts or hoardings nor any advertising station shall be erected made placed or used or be allowed to remain upon any plot or any part of any plot nor shall the same be used for the storage of rubbish or building material.
 2. The Purchaser shall within one month from the date of his taking possession of the land erect and maintain in good condition suitable division fences not less than four feet high on the sides of the property shown on the said plan and marked "T" within the boundary"
- NOTE: The eastern boundary of the land in this title is marked "T" as referred to in clause 5 above.

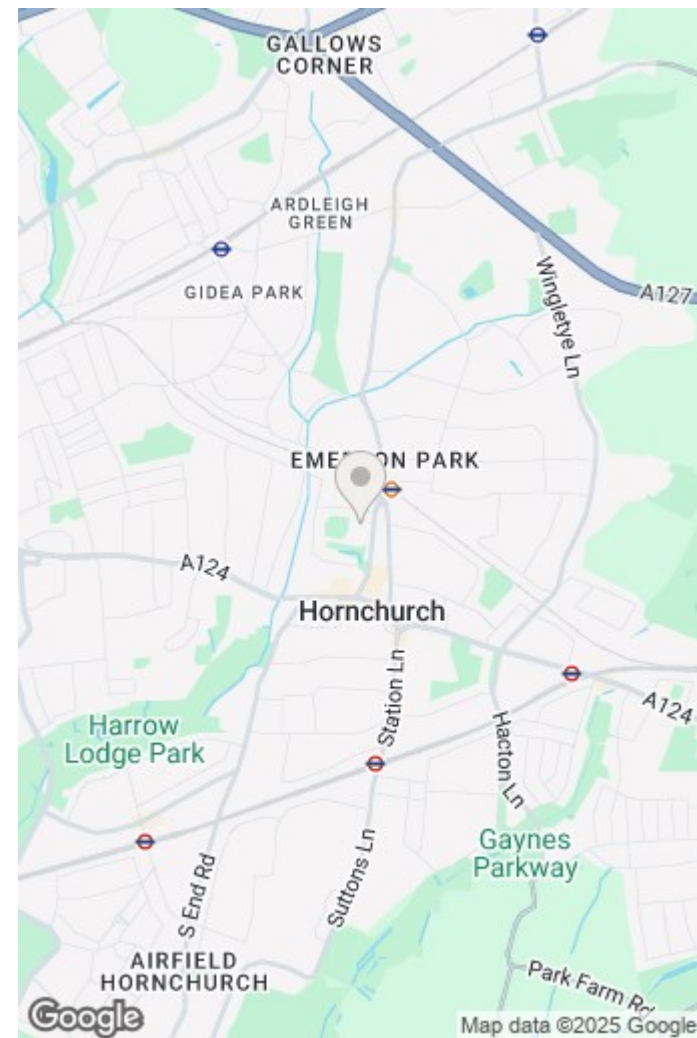
Please note: the figures and information quoted above have been provided by the seller and documentary proof is awaited.

Referral Services
David Daniels can recommend a conveyancer and an independent financial advisor for you if required. These recommendations come from companies that we have worked with and have found to be efficient and reliable.
David Daniels will receive a referral fee from the below companies should you take up the services, these are as follow and will not impact upon the quotes you are given:
Sweeney Miller Solicitors & Knight Richardson Solicitors £240.00 INC VAT.
Mortgage Referral to Clickmortgages.net : 50% of procurement fee paid by the lender to the financial advisor on completion of your mortgage.
Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.
Please get in touch should you require a quotation and we will be pleased to organise this for you.

Disclaimer
The information provided about this property does not constitute or form part of an offer or contract, nor may be it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Purchasers are advised to satisfy themselves to the working condition, where applicable, of the central heating system and also the appliances. All measurements were taken electronically and are approximate and given for guidance purposes only. Photographs are for illustration only and may show items which are not included in the sale of the property. The information contained should not be relied upon as statements or a representation of fact.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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