



## Nelmes Crescent, Hornchurch RM11

Offers In Excess Of £1,500,000

- No Onward Chain
- Large Driveway And Good Sized Garden
- Multiple Reception Rooms And Utility Room
- Desirable Location
- Excellent Transport Links
- Three Additional Bedrooms
- Open Plan Kitchen, Living And Dining Room
- Two Bedrooms With En Suites
- Ground Floor Bathroom And Further Family Bathroom

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Desirable Location - No Onward Chain - Opportunity For Downstairs Living - Good Sized Garden - Large Driveway - Excellent Transport Links - Open Plan Kitchen, Living And Dining Room - Two Bedrooms With En Suites - Three Additional Bedrooms - Ground Floor Bathroom - Further Family Bathroom - Multiple Reception Rooms - Utility Room



Council Tax Band: G



\*\* No Onward Chain \*\*

Boasting over 2,600 SQFT this exceptional five bedroom detached residence offers a contemporary blend of luxury, space and modern living to create a home ideal for growing families.

Completed to high specification throughout the property benefits from a spacious open plan living area that's sure to become the heart of the home, seamlessly combining an exquisite bespoke kitchen with high end integrated Miele appliances and a spacious living and dining area. The room features a statement skylight and floor to ceiling sliding doors open directly onto the garden, creating a seamless indoor outdoor flow, perfect for preparing meals, relaxing or entertaining in style. The separate thoughtfully designed utility and boot room offers additional practical storage solutions.

The versatile front room could be ideal for hosting guests or enjoying family time and lends itself to being used as a sitting room, guest bedroom or entertainment room. Further an additional reception is currently used as a home office and gym. A sleek downstairs shower room optimises this floor, offering both style and convenience and creates the opportunity for downstairs living.

Upstairs, the first floor of this elegant home offers a well designed layout, with five generously proportioned bedrooms creating a sense of space and comfort throughout. The primary bedroom is complete with its own built in wardrobes and a beautifully appointed en suite bathroom. A further bedroom benefits from stylish en-suite facilities, while the remaining three double bedrooms share access to the large and contemporary family bathroom.

The grounds of the property offer spaces designed for both relaxation and practicality. The garden features patio and lawn areas, which boasts irrigation, with space for children to play or for gardening enthusiasts to indulge their passion. The front of the property presents a spacious gravel driveway, providing parking for several cars and an electric vehicle charging point.

Located in the highly sought after area of Emerson Park, this property offers excellent access to urban conveniences. A wealth of local amenities are available in the surrounding areas such as local shops, restaurants, leisure facilities and well regarded schools. Good transport links include Emerson Park's Liberty Line and Gidea Park's Elizabeth line, both of which provide access into Central London, whilst the A12 provides good road connectivity. For outdoor enthusiasts Harold Wood Park offers serene strolls and space for outdoor recreation.

Contact Durden & Hunt for a viewing!

Council Band G Havering

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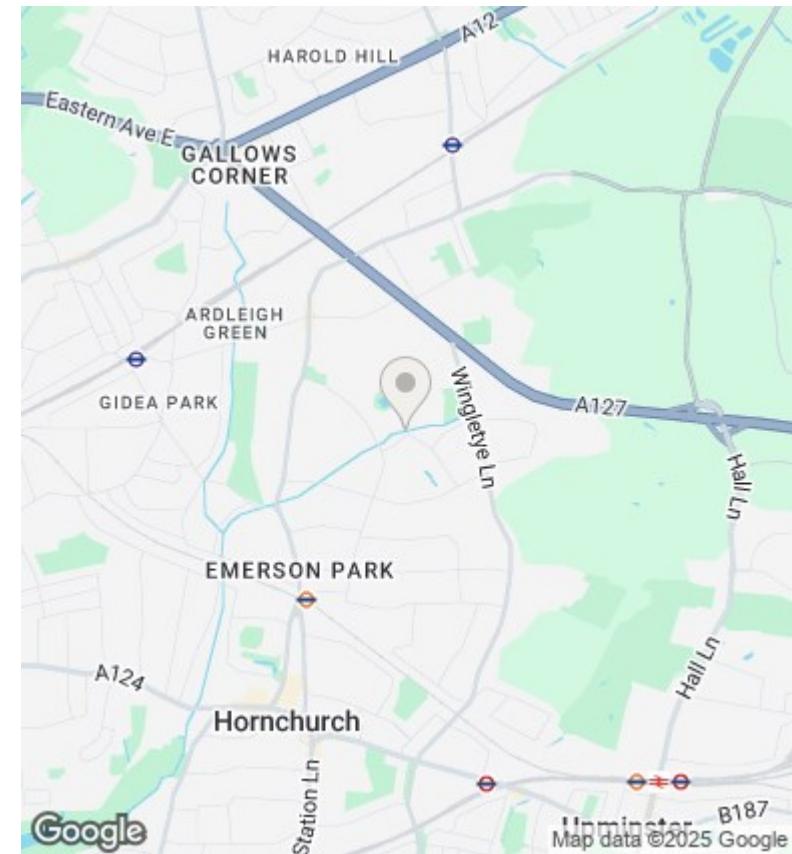
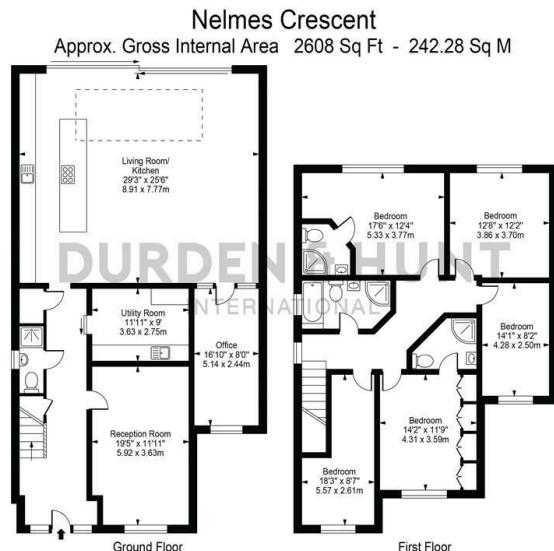


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## Viewings

Viewings by arrangement only. Call 01708 202 777 to make an appointment.

## Council Tax Band

G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	76
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	83
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		