Noble Residential









Nelmes Road

Emerson Park, Hornchurch, RM11 3JA

Located in the sought-after area of Emerson Park, Hornchurch is this two bedroom detached property set on a plot measuring (90' x 70'. The property sits at the back of the plot with gardens to the front and either side. The current accommodation includes two reception rooms, kitchen and shower room on the ground floor and two bedrooms and bathroom on the first floor. The exterior features a private gated driveway and detached garage and is being sold with the benefit of no onward chain.

£875,000 - Freehold - Council Tax: F

Nelmes Road

Hornchurch, RM11 3JA

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Entrance Hall
Entrance door with double glazed window side, parquet flooring.

Reception Room One
14'11 x 12'11 (4.55m x 3.94m)
Double glazed windows to front and side, stairs to first floor, cupboard, two radiators, carpet.

Reception Room Two
13' x 10'8 (3.96m x 3.25m)
Double glazed French doors to side, double glazed window to front, radiator, parquet flooring.

Kitchen
13' x 6'9 (3.96m x 2.06m)
Double glazed windows to side and rear, frosted double glazed door to rear, wall and base units, single drainer sink, gas hob, oven, extractor, boiler, part tiled walls, tiled flooring.

Shower Room (ground floor)
10'1 x 4'6 (3.07m x 1.37m)
Low level WC, vanity wash hand basin, walk in shower enclosure, heated towel rail, vinyl flooring.

Landing
Double glazed window to front, two cupboards, radiator, carpet.

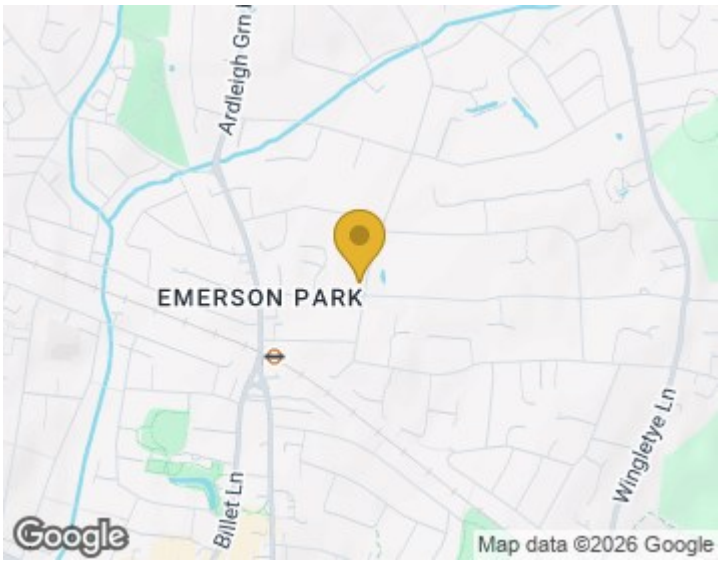
Bedroom One
134'1 x 10'2 (40.87m x 3.10m)
Double glazed windows to front and side, fitted wardrobes with access to eaves storage, radiator, carpet.

Bedroom Two
7'9 x 6'5 (2.36m x 1.96m)
Double glazed window to side, cupboard, radiator, carpet.

Bathroom
Frosted double glazed window to rear, low level WC, vanity wash hand basin, panelled bath, heated towel rail, part tiled walls, vinyl flooring.

Gardens
overall plot measuring 90' x 70' (overall plot measuring 27.43m x 21.34m)
Lawned area with mature flower beds to the front of the property and additional courtyard area to the side.

Driveway & Garage
Gated driveway leading to detached garage (19'1 x 15'9) with power and light.











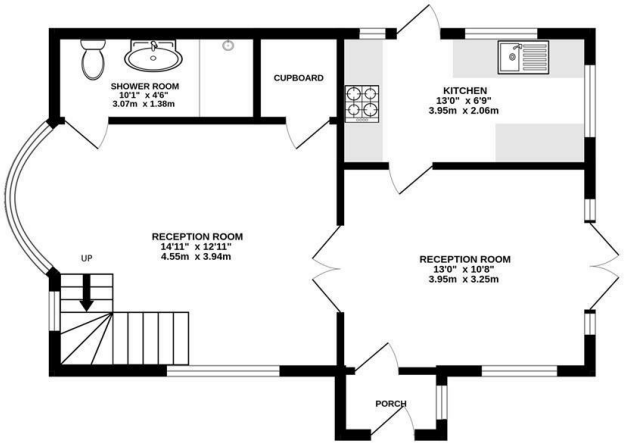




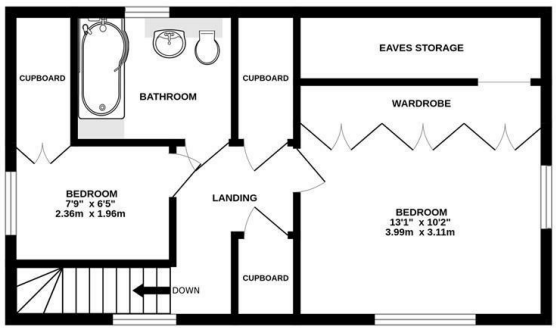




GROUND FLOOR
517 sq.ft. (48.1 sq.m.) approx.



1ST FLOOR
444 sq.ft. (41.3 sq.m.) approx.

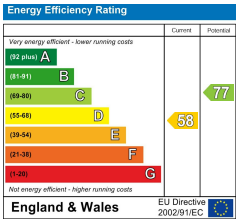


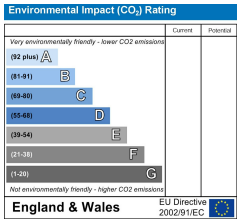
TOTAL FLOOR AREA : 962 sq.ft. (89.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Material Information:
Council Tax Band: F
Tenure: Freehold





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