

# DURDEN & HUNT

INTERNATIONAL



## Curtis Road, Emerson Park RM11

Guide Price £1,100,000

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- Off Road Parking And Two Garages
- Conservatory And Separate Kitchen
- Desirable Location
- Impressively Large Garden
- Four Bedrooms
- Excellent Transport Links
- Multiple Reception Rooms
- Contemporary Family Bathroom

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Council Tax Band: G



Located in the highly sought after Emerson Park, this impressive detached family home offers over 2,200 sq ft of versatile living space, thoughtfully designed for modern family life.

Step inside to a welcoming and spacious interior. The ground floor features a bright and airy lounge, which seamlessly flows into a light filled conservatory offering delightful views over the rear garden. A well appointed kitchen and a separate dining room for more formal gatherings complete the ground floor layout.

Upstairs, the primary bedroom benefits from a private en suite, while three additional well proportioned bedrooms, all featuring built in wardrobes, are served by a stylish family bathroom. Every room has been designed to maximise both comfort and practicality, offering space for the entire family to grow and thrive.

Boasting two garages, one of which includes a utility area, and ample off road parking to the front, the property is perfectly complemented by a beautifully maintained, expansive rear garden. Ideal for outdoor entertaining, children's play, or simply unwinding in a peaceful setting, the garden is surrounded by mature shrubs and lush greenery.

This home effortlessly combines space, style, and location, making it an exceptional opportunity for those seeking a forever family home.

This location enjoys excellent transport connections, including Upminster Bridge on the District Line and Emerson Park on the Liberty Line. The A124 and A127 also provide convenient road access. Harrow Lodge Park and Gaynes Parkway offer generous green space, while a wide range of local amenities and well regarded schools add to the appeal of the area.

Contact Durden & Hunt for a viewing!

Prospective buyers are advised that, upon new ownership, the property is expected to be a Council Tax Band G. Buyers are advised to obtain their own verification.

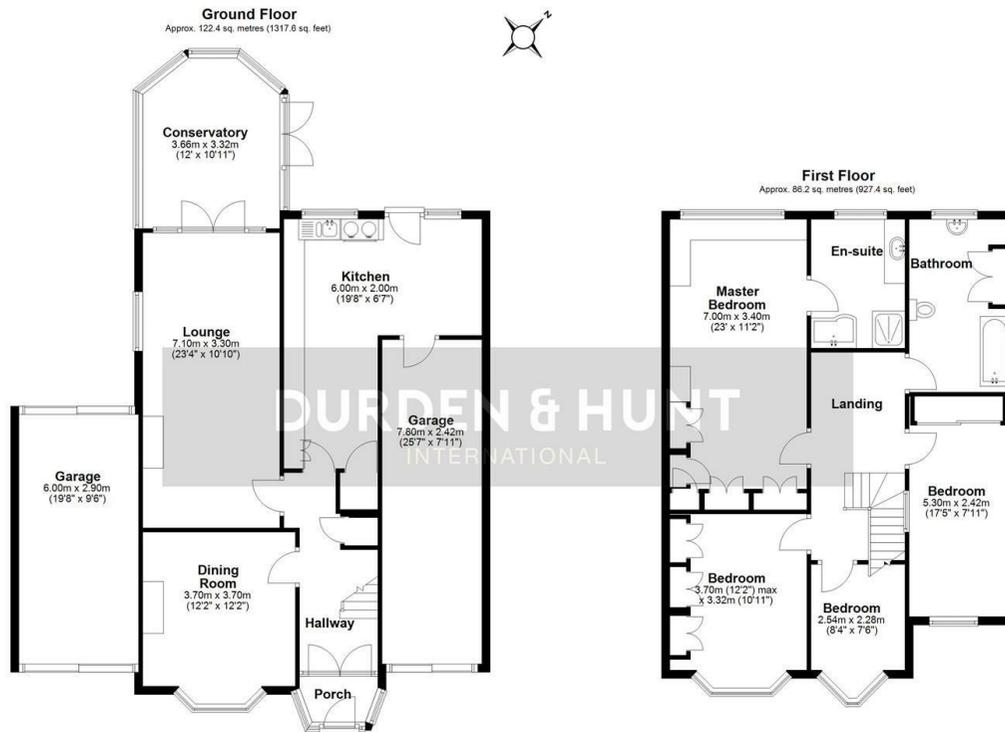
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Misrepresentations Act 1967. Property Misdescriptions Act 1991.

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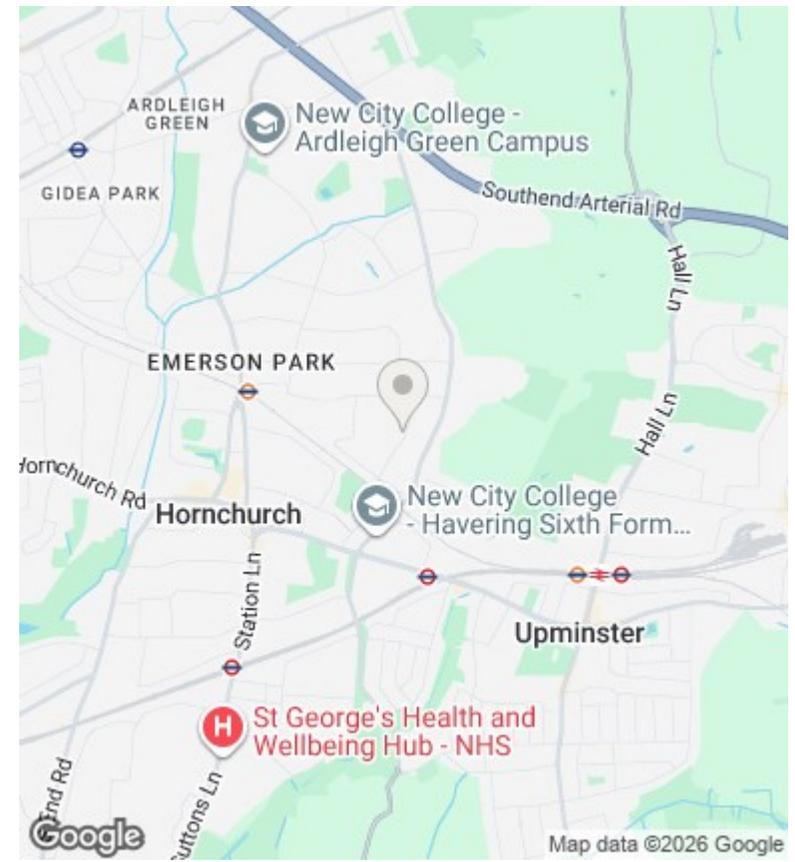




Total area: approx. 208.6 sq. metres (2245.0 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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 Curtis Road



## Viewings

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

## Council Tax Band

G

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>52</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	