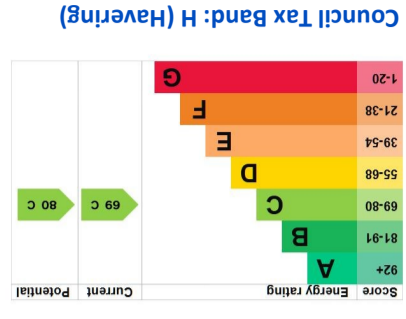
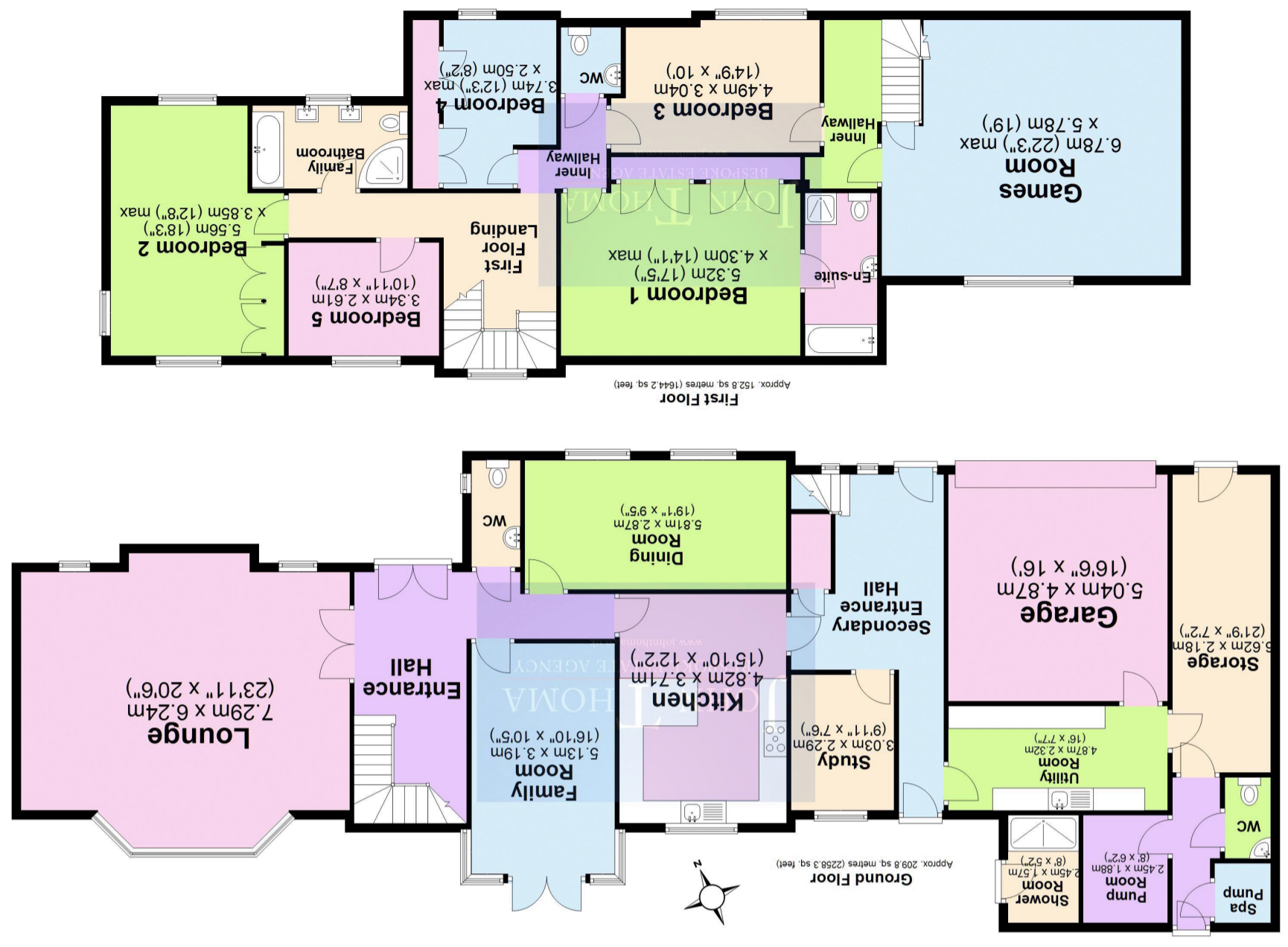


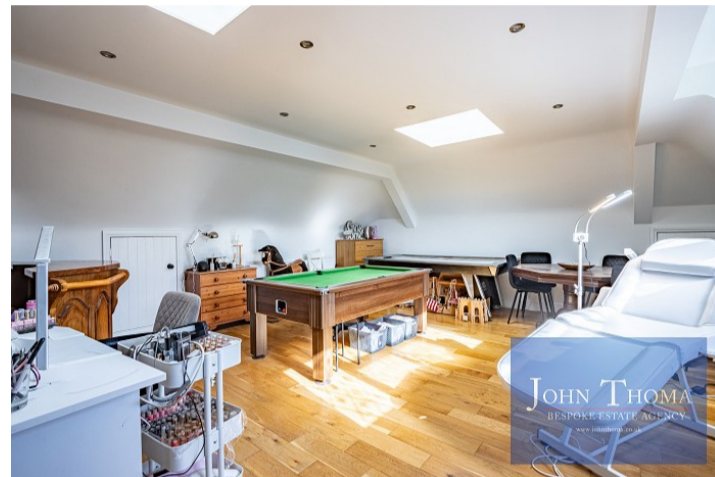
Agent Note: The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and where the property has been extended/converted, planning/building regulation consent. 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.



Total area: approx. 362.6 sq. metres (3902.5 sq. feet)



A beautifully presented and spacious 5 bedroom detached family home situated on a large 0.41 acre plot. This exceptional family home offers outstanding potential, whether you are seeking a beautiful residence to enjoy as it stands, an opportunity to extend and enhance, or the chance to design and build your own bespoke home. The property occupies a superb plot that offers endless possibilities.



Herbert Road is a highly sought-after residential address, ideally located within walking distance of Emerson Park overground station. The area benefits from excellent nearby schools and is just a short distance from Hornchurch high street, which offers a wide selection of shops, restaurants, cafés and boutiques. A variety of local amenities are also conveniently close by.

The property currently comprises a substantial detached family home arranged over two floors, extending to approximately 3,903.1 sq. Ft. (362.6 sq. M.) Of accommodation.

The impressive carriage driveway spans 31 metres in width, providing ample space for multiple vehicles and convenient access to a large garage.

Upon entering the property, you are greeted by a spacious entrance hall that immediately reflects the scale and quality of the accommodation. The principal reception room is centred around an attractive red brick fireplace with a wood-burning stove, creating a warm and characterful focal point. From the hallway, a formal dining room and an inviting family room—featuring French doors opening onto the garden—provide well-balanced spaces suited to both entertaining and everyday family living.

The bespoke kitchen is thoughtfully designed with quartz worktops and an inset range cooker, combining style with practicality. This leads to a secondary hallway that serves a study and a well-appointed utility room, with convenient access to both the front and rear gardens. Above the garaging, a substantial games room accessed via a secondary staircase offers excellent potential to be adapted into a self-contained annexe if desired.

The first floor comprises five generously sized double bedrooms, including a principal bedroom with en-suite facilities, together with a well-appointed family bathroom and an additional separate wc.

Externally, the property continues to impress. The mature, south-facing rear garden is predominantly laid to lawn with established planting and paved seating areas, creating an attractive outdoor setting. A superb leisure area features a heated swimming pool and jacuzzi, both comprehensively refurbished in 2022 with a new boiler, pumps and pool cover. The grounds benefit from an integrated irrigation system, while comprehensive CCTV provides coverage of all external areas.

**** Please Note **** The larger style property shown in the front and rear elevated images has been digitally generated for illustrative purposes only. Should a purchaser wish to undertake a similar project, the necessary planning permissions would need to be obtained from the local planning authority. We are currently working with a local architect who can provide further guidance regarding potential development opportunities. Please contact us for more information.

