



lettingInternational



2 Ardleigh Green Road

, Hornchurch, RM11 2LW

£1,490,000



Approximate Gross Internal Area = 2,568 sq ft / 238.64 sq m

Ground Floor Area (1,504 sq ft / 139.67 sq m approx.)

First Floor Area (1,065 sq ft / 98.97 sq m approx.)

Pool Area (538 sq ft / 50.00 sq m approx.)

Outbuilding Area (209 sq ft / 19.40 sq m approx.)

Garage Area (229 sq ft / 21.28 sq m approx.)

Sauna and Pool House Area = 164 sq ft / 15.28 sq m

Garden Area including the house = 16,340 sq ft / 1,518.00 sq m

**Ground Floor**

**First Floor**

**Pool**  
32'10" x 16'5"  
10.00 x 5.00 m

**Garden**  
108'3" x 150'11"  
33.00 x 46.00 m

**Outbuilding**  
28'7" x 19'7"  
8.80 x 6.00 m

**Ground Floor Details:**

- Garage: 17'10" x 12'10" (5.43 x 3.92 m)
- Dining Room: 12'2" x 10'1" (3.68 x 3.04 m)
- Kitchen: 11'4" x 10'1" (3.47 x 3.04 m)
- Reception: 10'8" x 12'8" (3.29 x 3.90 m)
- Bedroom: 12'1" x 10'9" (3.68 x 3.31 m)
- En-Suite: 6'1" x 7'9" (1.85 x 2.31 m)
- En-Suite: 5'10" x 9'9" (1.78 x 2.98 m)
- En-Suite: 13'3" x 13'10" (4.05 x 4.08 m)
- En-Suite: 14'6" x 12'11" (4.46 x 3.94 m)
- En-Suite: 13'1" x 11'1" (4.00 x 3.38 m)

**First Floor Details:**

- Hall: 8'1" x 7'9" (2.47 x 2.31 m)
- Bedroom: 10'8" x 14'1" (3.29 x 4.30 m)
- En-Suite: 6'1" x 7'9" (1.85 x 2.31 m)
- En-Suite: 5'10" x 9'9" (1.78 x 2.98 m)
- En-Suite: 13'3" x 13'10" (4.05 x 4.08 m)
- En-Suite: 14'6" x 12'11" (4.46 x 3.94 m)
- En-Suite: 13'1" x 11'1" (4.00 x 3.38 m)

**Pool Details:**

- Pool: 32'10" x 16'5" (10.00 x 5.00 m)

**Garden Details:**

- Garden: 108'3" x 150'11" (33.00 x 46.00 m)

**Outbuilding Details:**

- Outbuilding: 28'7" x 19'7" (8.80 x 6.00 m)

**Legend:**

- Bedroom (B) within 1.5m / 5.0m

**Notes:**

The plan is intended solely as a layout guide, and no liability is taken for any errors, omissions, or misstatement. It does not constitute in whole or in part, an offer or contract. Any intending purchaser or lessee should satisfy themselves, through inspection, enquiries, and a full survey, as to the accuracy of the information provided. All areas, measurements, shapes, compass bearing, position and distances are approximate. No guarantee is provided regarding the total area. Not to scale.

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## A map of the Emerson Park area in Georgia. The map shows several parks: Gidea Park to the west, Ardleigh Green to the north, and Emerson Park to the south. A red pin is placed in the center of Emerson Park. Mingley Ln runs diagonally from the top right towards the bottom right. The map includes street names and park names in all caps. The Google logo is in the bottom left corner, and 'Map data ©2026 Google' is in the bottom right corner.

| Energy Efficiency Rating                                                                                                                                                                          |  | Current                                   | Potential |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------|-----------|
| <b>Very energy efficient - lower running costs</b><br>(92 plus) <b>A</b><br>(81 plus) <b>B</b><br>(69-80) <b>C</b><br>(55-68) <b>D</b><br>(39-54) <b>E</b><br>(21-38) <b>F</b><br>(1-20) <b>G</b> |  | 65                                        | 75        |
| <b>Not energy efficient - higher running costs</b>                                                                                                                                                |  | EU Directive 2020/9/EU<br>England & Wales |           |

Please contact our Letting International LTD Office  
on 02085549999 if you wish to arrange a viewing appointment  
for this property or require further information.



A large, modern stone driveway leading to a traditional Tudor-style house with a steep gable roof and half-timbering. The house has a dark blue door and windows. The driveway is paved with large, flat stones. There are green plants and a small cart in the foreground.

For those who appreciate leisure and relaxation, the outdoor area is a true highlight. The property includes a delightful swimming pool and a sauna, ideal for unwinding after a long day. Additionally, a separate outbuilding offers versatile space that could be transformed into a home office, gym, or studio, catering to your personal needs.

This remarkable home combines modern living with classic features, making it a perfect choice for families seeking a spacious and luxurious lifestyle in a sought-after location. Do not miss the opportunity to make this exquisite property your own.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.