



26 ARDLEIGH GREEN ROAD, HORNCHURCH RM11

£1,600,000

5 Bedrooms | 2 Bathrooms | 3 Receptions

**** COMPLETE ONWARD CHAIN **** Situated within the renowned area of Emerson Park, this beautiful DOUBLE FRONTED 1930's executive home sits upon a generous plot, with sweeping front and rear gardens, which in the agents opinion offers enormous potential for enlargement, or even redevelopment STPP. Upon entry you are met with a striking grand central staircase within the large entrance hall, which splits to the GALLERIED LANDING and offers further potential for a loft conversion if so required. Internally the property comes with typically tall ceilings creating a real sense of space, with generous room proportions throughout including a 30' LOUNGE/DINING ROOM with duel aspect, as well as a large Master Bedroom suite which comes with fitted bedroom furniture, and a larger than expected EN-SUITE. Presented in first class decorative order throughout, viewing simply is a must in order to appreciate the generous living space and overall accommodation on offer.



DESCRIPTION

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The property further offers a STUDY, together with an addition Sitting Room which could be utilised as a PLAYROOM for the growing family, together with a ground floor Cloakroom, 22' KITCHEN/BREAKFAST ROOM fitted with a beautifully hand crafted shaker style kitchen with integral appliances, whilst the external plot offers so much potential for either enhanced living space, or potential redevelopment (STPP), with generous frontage offering off street parking for multiple vehicles, as well as a large rear garden which is approximately 100' in length, which incorporates a detached DOUBLE GARAGE.

Emerson Park is a renowned and exclusive area of Hornchurch with access to Emerson Park Station (overground line) and Gidea Park Station (Elizabeth Line) offering fantastic links into the City of London. There is furthermore excellent road link access to the A12 and M25.

FRONT OF PROPERTY

Mature borders, large stone shingle driveway with parking for multiple vehicles, access gates to both right & left hand side of the property.

Entrance Hall

Carpet flooring, two radiators, generous under stairs storage, doors to:

Lounge/Dining Room 30'1" x 13'0" (9.17 x 3.98)

Double glazed bay window to front aspect, double glazed windows to side & rear aspects, two cast iron radiators, carpet flooring, fireplace, TV point.

Study 11'1" x 9'5" (3.38 x 2.89)

Double glazed window to rear aspect, door to rear, carpet flooring, radiator.

Cloakroom

WC, hand wash basin, chrome heated towel rail.

Sitting Room 16'7" x 12'10" (5.08 x 3.93)

Double glazed bay window to front aspect, double glazed window to side aspect, carpet flooring, two cast iron radiators, fireplace, TV point.

Kitchen/Breakfast Room 22'11" x 11'1" (7.00 x 3.39)

Karndean flooring, double glazed windows to side & rear aspects, door to rear. Handmade Kitchen with an array of wall & base shaker style units incorporating central island, fitted range style oven with extractor over, integral fridge/freezer & dishwasher, space for washing machine, one & a half stainless steel sink with mixer tap, granite worktops with matching upstands. Smooth ceiling with inset down-lights.

FIRST FLOOR

Landing

Galleried landing with carpet flooring, two double glazed windows to front aspect, two radiators, loft access, doors to:

Master Bedroom 18'6" x 10'11" (5.66 x 3.35)

Double glazed bay window to front, radiator, carpet flooring, double glazed window to side, range of fitted wardrobes & dressing furniture, door to:

Ensuite 14'5" x 11'0" (4.40 x 3.36)

Tiled flooring, oversized bath, walk in double shower enclosure, WC, hand wash basin inset to vanity unit, range of handmade storage units, smooth ceiling with down-lights.

Bedroom Two 12'11" x 10'5" (3.96 x 3.19)

Double glazed bay window to front aspect, radiator, carpet flooring.

Bedroom Three 13'2" x 13'0" (4.02 x 3.97)

Carpet flooring, double glazed window to rear aspect, radiator.

Bedroom Four 9'6" x 7'10" (2.90 x 2.41)

Carpet flooring, double glazed window to rear aspect, radiator.

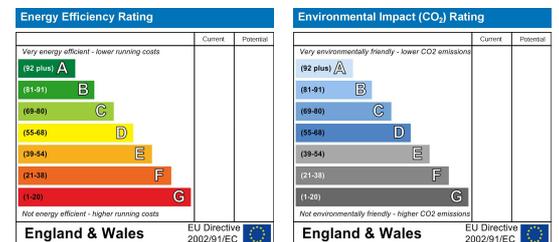
Area Map



Floor Plans



Energy Efficiency Graph



Branocs endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.



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