



## Ernest Road, Hornchurch, RM11 3JG

### Offers In Excess Of £1,250,000

 4  1  2  E

**\*\* 4 BED DETACHED HOUSE WITH HUGE PLOT IN EMERSON PARK. POTENTIAL TO EXPAND AND DEVELOP WITH 110FT REAR GARDEN & 75FT FRONT GARDEN. TOTAL EXTERNAL AREA OF OVER 14K SQ FT \*\***  
(VIRTUAL TOUR AVAILABLE ONLINE)

OC Homes are delighted to present to the sales market this fantastic development opportunity with this four bedroom detached house with over 14,000 sq ft of external space in the sought-after Emerson Park area. The property boasts huge potential to create a dream home, with a 75ft front garden and 110 ft rear garden, which can be extended into and increase the internal living space exponentially (STPP).

The accommodation is set over two levels and comprises; Ground Floor: Entrance hallway, ground floor w/c, two reception rooms, dining room, kitchen/diner, with access to the 110 ft rear garden. First floor: four bedrooms, three piece family bathroom, and access to a sizable loft space which can be converted into a fifth bedroom with bathroom (STPP). Externally, the property has a 75ft front garden with driveway, providing off-road car parking for multiple vehicles and garage to the side. The garden to the rear is over 110 ft with sizeable side return.

This property offers an opportunity for the buyer to acquire lovely detached property in a very convenient location close to a number of local amenities with scope to expand further. Location is superb, being on the sought-after Ernest Road with a host of bars, restaurants, shops and a David Lloyd gym, all within close proximity. Road links offer easy access to the A12 into Central London, and it is also within the catchment area of some outstanding local schools. To arrange a must-see viewing please call the OC Homes sales team now.

- FOUR BEDROOM DETACHED HOUSE
- OVER 14,000 SQ FT EXTERNAL SPACE
- DEVELOPMENT OPPORTUNITY
- SOUGHT AFTER LOCATION
- LOTS OF LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS
- CATCHMENT FOR OUTSTANDING SCHOOLS
- CHAIN FREE

#### Viewing

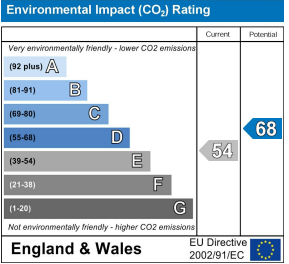
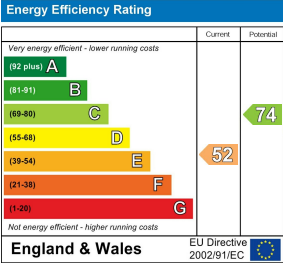
Please contact your OC Homes Gidea Park Office on 01708989888 if you wish to arrange a viewing appointment for this property or require further information.





Ernest Road, RM11

GROSS INTERNAL AREA  
143.4 sq m / 1543 sq ft  
GARAGE  
6.9 sq m / 74 sq ft



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.



164 Balgores Lane, Gidea Park, Essex, RM2 6BS  
t. 01708989888 | e. hello@ochomes.co.uk  
w. oneclickhomes.co.uk