



Nelmes Way, Hornchurch, RM11 2QY Offers In Excess Of £2,000,000



** Over 4500 Sq Ft PERFECT FAMILY HOME LOCATED IN THE HIGHLY DESIRABLE EMERSON PARK **

* VIRTUAL TOUR ONLINE & VIDEO TOUR ON YOUTUBE *

OC Homes are proud to present to the sales market this truly unique 6-bedroom detached house of over 4500 sq ft in the sought-after Emerson Park area. The property is on one of the premier roads in Emerson Park and offers a rare opportunity to acquire a substantial property in a highly desirable location finished beautifully throughout and boasting lots of natural light as well as the scope for further development with options for rear extension and loft conversion (STPP).

The accommodation comprises; Ground Floor: A large entrance hall with ground floor cloakroom, two reception rooms on either side, leading to a stunning open plan kitchen/dining area, with beautiful orangery used as a reception area, obscure utility room (behind kitchen units), access to the garage, and rear garden with side return. The first floor comprises six bedrooms (four with en suite bathrooms), a four piece family bathroom, and access to loft space which can be converted (STPP).

Externally, the property is beautifully presented with electric gates to the front and oak gates leading to garden. The generous driveway provides off-road car parking for several vehicles with integral garage and side access to garden. The garden to the rear is over 220 ft with tiled flooring and pathway with laid lawn and a fully powered outhouse, housing a home gym and bar area.

The property is an opportunity to acquire a sizeable home with masses of internal accommodation as well as great outside space, and parking for several cars. It is an ideal family home in a highly sought after area. Location is second to none, being on the desirable Nelmes Way, moments from Emerson Park Overground Station, within the catchment area of a host of Ofsted Rated Outstanding local schools and a choice of local amenities. To arrange a viewing please call the OC Homes Sales Team now.

- STUNNING 6 BED 5 BATH HOUSE
- OVER 4500 SQ FT
- 220 FT REAR GARDEN
- OFF STREET PARKING FOR MULTIPLE CARS
- RECENTLY INSTALLED HAND MADE KITCHEN
- POTENTIAL FOR FURTHER DEVELOPMENT
- HIGHLY DESIRABLE LOCATION
- LOTS OF LOCAL AMENITIES

Viewing

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



Nelmes Way, Hornchurch, London RM11

GROSS INTERNAL AREA
421.4sqm / 4536.0sqft



Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
H&M



Map data ©2024 Google

Energy Efficiency Rating

Rating	Score Range	Color	Notes
A	(92 plus)	Green	Very energy efficient - lower running costs
B	(81-91)	Light Green	
C	(69-80)	Yellow-Green	
D	(55-68)	Yellow	
E	(39-54)	Orange	
F	(21-38)	Red-Orange	
G	(1-20)	Red	Not energy efficient - higher running costs

Current: 74 Potential: 80

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(B2 plus)	A		
(B1-91)	B		77
(69-80)	C		67
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive	2009/29/EC



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