



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.





GROSS INTERNAL AREA
421.4sqm / 4536.0sqft



GROSS INTERNAL AREA(GIA)
The footprint of the property
421.4sqm / 4536.0sqft

TOTAL STORAGE SPACE
Storage and wardrobe total area
20.0sqm / 215.3sqft

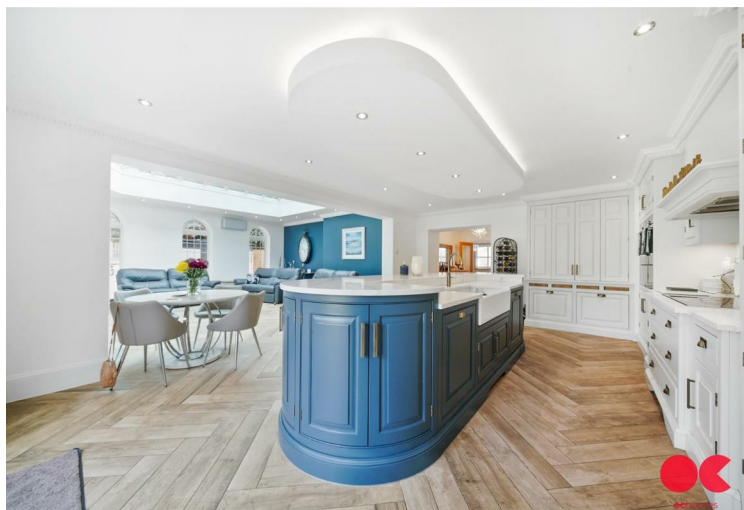
EXTERNAL STRUCTURAL FEATURES
Garden, Balcony, Terrace, Verandah etc
1555.0sqm / 16738.0sqft

 RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.0 sqm / 0.0sqft

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
VUE

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	74	80	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	67	77
<p>England & Wales</p> <p>EU Directive 2010/31/EC</p>			<p>England & Wales</p> <p>EU Directive 2010/31/EC</p>		



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.

