



## Ernest Road, Hornchurch, RM11 3JG

Offers In Excess Of £1,250,000



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



Rating	Score Range	Cost Efficiency
A	(92 plus)	Very energy efficient - lower running costs
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	Not energy efficient - higher running costs

Current Potential

74

52

Environmental Impact (CO<sub>2</sub>) Rating

Rating Category	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A	92	88
(81-91) B	81	78
(69-80) C	69	65
(55-58) D	55	52
(39-54) E	39	36
(21-38) F	21	18
(1-20) G	1	5
Not environmentally friendly - higher CO <sub>2</sub> emissions		

EU Directive 2009/28/EC

England & Wales



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