



Herbert Road, Hornchurch, RM11 3LA

Offers In Excess Of £1,350,000



**BEAUTIFULLY PRESENTED 5 BED DETACHED FAMILY HOME WITH SOUTH FACING REAR GARDEN LOCATED IN THE HIGHLY DESIRABLE EMERSON PARK **

* VIRTUAL TOUR ONLINE *

OC Homes are delighted to present to the sales market this wonderful 5-bedroom detached house of over 2300 sq ft in the much sought-after Emerson Park area. The property is set on a sought after residential turning in Emerson Park and offers a rare opportunity to acquire a great size family home in a highly desirable location, finished beautifully, and boasting lots of natural light as well as the scope for further development with options for extensions as well as loft conversion (STPP).

The accommodation comprises; Ground Floor: A large entrance hall, reception room, utility room, ground floor shower room, and a stunning open plan living area with a feature Kalfire corner gas fireplace and well-designed modern kitchen / diner with some great features including induction hob and Quooker tap. This leads onto a well maintained rear garden with side return via bi-fold doors. The garden benefits from a fully powered outhouse and access to garage. The first floor comprises five bedrooms (two with en-suite bathrooms), a modern three-piece family bathroom, and access to loft space which can be converted (STPP).

Externally, the property boasts a generous driveway that provides off-road car parking and side access to the south facing rear garden. The garden to the rear is beautifully landscaped with a lovely covered patio area to the front with the remainder laid to lawn and a fully powered outhouse as well as access to garage.

The property is an ideal family home in a highly sought-after area and is sure to attract a lot of interest. Location is second to none, being on the desirable Herbert Road, 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

- FIVE BEDROOM DETACHED HOUSE
- STUNNING REAR EXTENSION
- FULLY POWERED OUTHOUSE
- GARAGE WITH REAR ACCESS
- SOUGHT AFTER LOCATION
- EXCELLENT TRANSPORT LINKS
- IDEAL FAMILY HOME
- SOUTH FACING REAR GARDEN

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.





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.


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂ Rating)

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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 firms employment has the authority to make or give any representation or warranty in respect of the property.