



## Parkstone Avenue, Hornchurch, RM11 3LT Offers In The Region Of £1,750,000



**\*\*OVER 4200SqFt FAMILY HOME LOCATED IN THE HIGHLY DESIRABLE AREA OF EMERSON PARK – CHAIN FREE\*\***

**\* VIRTUAL TOUR ONLINE \***

OC Homes are proud to present to the sales market this truly unique 8/9 bedroom, 6 bathroom detached house with garage and ample off street parking, as well as over 100 ft rear garden. The property boasts over 4200sq ft of living accommodation and is located in the sought-after Emerson Park area. The property is available chain free and offers a rare opportunity to acquire a substantial property in a highly desirable location.

The accommodation is set over three levels and comprises; Ground Floor- A wide entrance hall, reception room, dining room, kitchen / diner, games room, sauna and spa room, utility room, ground floor w/c and access to the garage as well as a 100ft rear garden laid to lawn with patio pathways and outhouse. First floor - five double bedrooms (three with en suites), and a family bathroom. Second floor -three double bedrooms, two shower rooms, and an office room which could be used as a ninth bedroom.

Externally, the property has off street parking to the front and the rear garden is a good size at over 100ft comprising an outhouse and scope to further extend (STPP). The property is an opportunity for any buyer to acquire a sizeable home on a sought after road in Emerson Park. With masses of internal accommodation as well as great outside space, and parking for several cars, the property is an ideal family home. Location is second to none, being on the desirable Parkstone Avenue, moments from Emerson Park Overground Station and within the catchment area of a host of Ofsted Rated Outstanding local schools. To arrange a viewing please call the OC Homes Sales team now.

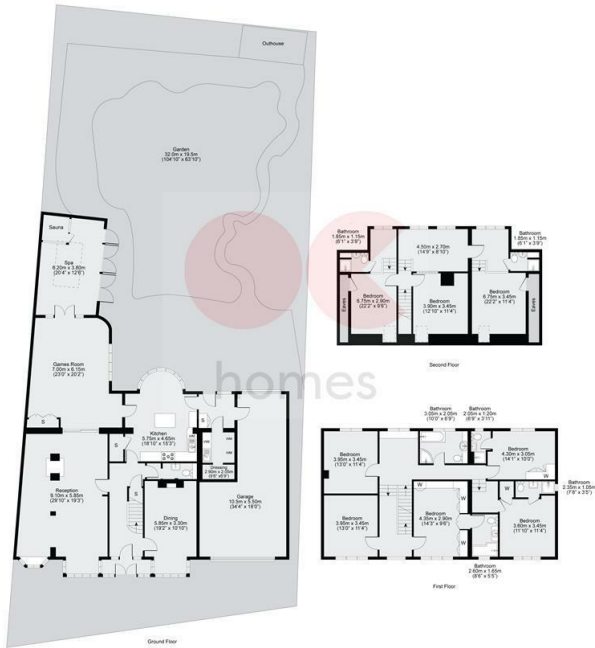
- 8 / 9 BEDROOM DETACHED HOUSE
- 6 BATHROOMS
- DOUBLE GARAGE
- SWEEP ON & OFF FRONT DRIVE
- SOUGHT AFTER TURNING IN EMERSON PARK
- EXCELLENT TRANSPORT LINKS
- CATCHMENT FOR OUTSTANDING SCHOOLS
- CHAIN FREE

### 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.



**Parkstone Avenue, Hornchurch, Essex, RM11**  
 Approx. Gross Internal Area = 393.7sqm / 4238.0sqft



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 |
| 57                       | 77        |

| Environmental Impact (CO <sub>2</sub> ) Rating |           |
|--|-----------|
| Current  | Potential |
| 54   | 76        |



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.



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