



## Parkstone Avenue, Emerson Park, RM11 3LX

### Offers In The Region Of £3,500,000



**\*\*OVER 5500 SQ FT 6 BED 6 BATH 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 superb 6 bedroom, 6 bathroom detached house with garage and ample off street parking, as well as an 85ft rear garden. The property was built in 2017 (with another 2 years remaining on the NHBC), boasts over 5500 sq 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.

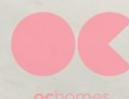
The accommodation is set over three levels and comprises; Ground Floor- A spacious entrance hall, three reception rooms, dining room, kitchen / diner, office room, ground floor w/c and access to the garage as well as a 85ft rear garden laid to lawn with patio pathways. First floor - four double bedrooms (all with en-suites), and a dressing room with en-suite bathroom. The two bedrooms to the rear also have access to private balconies, with the master also comprising a dressing room and a four piece en-suite bathroom. Second floor -two double bedrooms, one with dressing room and en-suite, as well as an office room which could be used as another bedroom.

Externally, the property has off street parking for multiple cars as well as access to double garage to the front and the rear garden is a good size at 85ft with side access. 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.

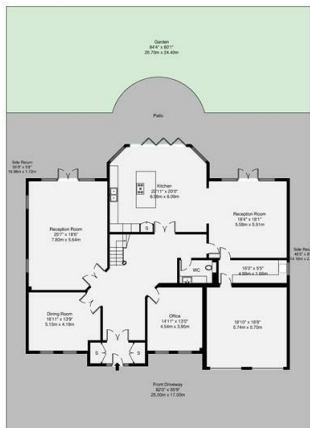
- OVER 5500 SQ FT
- 6 BED 6 BATH
- AMPLE OFF STREET PARKING
- DOUBLE GARAGE
- SOUGHT AFTER LOCATION
- BUILT IN 2017
- EXCELLENT TRANSPORT LINKS
- CHAIN FREE

### 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.







GROSS INTERNAL AREA (GIA)  
The total internal area of the property  
516.6 sq m / 5560 sq ft

TOTAL STORAGE SPACE  
Storage and wardrobe space  
11.9 sq m / 128 sq ft

EXTERNAL FEATURES  
Garden, Driveway, Terrace, Porch, etc.  
1142 sq m / 12281 sq ft

RESTRICTED HEAD HEIGHT  
Limited areas where ceiling is less than 2.0m  
0.0 sq m / 0.0 sq ft

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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (38-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.