



## Herbert Road, Hornchurch, RM11 3LA

### Offers In Excess Of £1,400,000



**\*\*LOVELY 5 BED FAMILY HOME LOCATED IN THE HIGHLY DESIRABLE EMERSON PARK - CHAIN FREE\*\***

**\* 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 well-designed modern kitchen and dining area. 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 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 offered chain free, 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
- 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 footprint of the property  
**218.1 sq m / 2347 sq ft**

**TOTAL STORAGE SPACE**  
Storage and wardrobe total area  
**7.1 sq m / 76 sq ft**

**EXTERNAL FEATURES**  
Garden, Balcony, Terrace.  
**343.6 sq m / 3690 sq ft**

 **RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5m  
**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

Band	Running Costs
A	92 plus
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	11-20

Very energy efficient - lower running costs

Not energy efficient - higher running costs

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

Band	CO <sub>2</sub> Emissions
A	92 plus
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	11-20

Very environmentally friendly - lower CO<sub>2</sub> emissions

Not environmentally friendly - higher CO<sub>2</sub> emissions

**England & Wales**

EU Directive 2002/91/EC

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