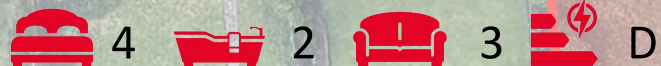




Tyle Green, Hornchurch, RM11 2TB

Offers In Excess Of £950,000



**** 4 BED DETACHED HOUSE WITH GARAGE IN EMERSON PARK. HUGE POTENTIAL TO EXPAND AND DEVELOP WITH 50FT FRONT GARDEN ****

*** GUIDE PRICE £950,000- £1,050,000 ***
(VIRTUAL TOUR AVAILABLE ONLINE)

OC Homes are delighted to present to the sales market this four double bedroom detached house with a double garage and off-street parking in the sought-after Emerson Park area. The property boasts huge potential to create a dream home, with a 50ft front garden, which can be extended into and increase the internal living space (STPP).

The accommodation is set over two levels and comprises; Ground Floor: Entrance hallway, office/ study room, ground floor w/c, large reception room leading to conservatory, dining room, kitchen/diner, and utility room with access to a good size rear garden. First floor: four bedrooms (master with en-suite bathroom), three piece family bathroom suite and access to a sizable loft space which can be converted into a fifth bedroom with bathroom (STPP). Externally, the property has a 50ft front garden with driveway, providing off-road car parking for three vehicles as well as the double garage. The garden to the rear is neatly laid to lawn with 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 by the sought-after Platford Swan Pond, 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 BED DETACHED HOUSE WITH SCOPE TO EXPAND**
- **CIRCA 2000 SQ FT WITH 50 FT FRONT GARDEN**
- **DETACHED GARAGE AND AMPLE OFF STREET PARKING**
- **SOUGHT-AFTER LOCATION**
- **LOTS OF LOCAL AMENITIES**
- **IDEAL FAMILY HOME**

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.



 HOUSE INTERNAL AREA (GFA) Total floor of the property 184.4 sq m / 1995 sq ft	 STORAGE SPACE Storage and wardrobe total area 6.2 sq m / 67 sq ft	 EXTERNAL FEATURES Garden, Balcony, Terrace, Verandah etc 401.2 sq m / 4318 sq ft	 RESTRICTED AREA HEIGHT Limited use head under 1.5m 0.0 sq m / 0.0 sq ft
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Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you can always advise us to conduct a careful, independent investigation of the property in respect of monetary valuation.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs			
	62	82	
Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions			
			80
			54
EU Directive 2002/91/EC England & Wales			
EU Directive 2002/91/EC England & Wales			



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.