

## A UNIQUE CONTEMPORARY NEW BUILD HOME IN THE HEART OF EMERSON PARK

Nelmes Road Hornchurch RM11 3JA

£ 2.25m Freehold



### A TRULY INDIVIDUAL HOME WITH IMPRESSIVE MODERN FEATURES AND FABULOUS LEISURE COMPLEX

# NELMES ROAD HORNCHURCH RM11 3JA

Open plan kitchen/diner/family room with bi-fold doors 
Living room 
Study 
Five bedrooms 
Luxurious bathrooms 
Contemporary feature staircase 
Swimming pool 
Spa 
Sauna 
Landscaped garden 
EPC rating 
B

#### Situation

The property sits within the heart of Emerson Park on the popular tree lined Nelmes Road. Emerson Park features many local amentities and has great transport links to London with approximate travel time by train being 25 minutes. Hornchuch is within easy reach of Emerson Park and has an array of shops, restaurants and country parks.

Emerson Park Station has a service to and from the main line stations at both Romford and Upminster.

Gidea Park Station is approximately 1.4 miles distant and has a service into London Liverpool Street (approximately 25 - 30 minutes into London).

Upminster Station is approximately 2.4 miles distant and has a District LineService and Fenchurch Street Line Service (approximately 20 - 30 minutes).

Coopers Company & Coborn School is located in Upminster and is approximately 2.7 miles distant. Brentwood School is approximately 6.7 miles distant

and Felsted School is approximately 27.8 miles distant by car.

#### Description

This truly unique contemporary style detached family home has been completed to the highest of standard with regard style, quality, and efficiency. The accommodation has been set over three floors incorporating five double bedrooms, all en suite with fitted wardrobes. The second floor also benefits from a gymnasium, which could be used as another bedroom, and study. The master bedroom suite includes a fully fitted walk-in wardrobe and luxuriously appointed en suite bathroom with contemporary style free standing bath, walk-in shower



and TV. The master bedroom and en suite have double glazed patio doors with electrically operated blinds leading to a full width balcony.

The entrance hall, leads onto all the main reception rooms and stunning open plan kitchen/diner/family room with bi fold doors to the magnificent south westerly landscaped garden, heated swimming pool, and leisure complex. The bespoke fitted kitchen area with central island and integrated appliances overlooks both the dining and family areas. In addition there is a fitted utility room and fully fitted walk-in cloakroom off the entrance hall. The landscaping includes feature light walls, quality decking and planters. Within the garden is a fabulous leisure complex built in-keeping with the house. Within the complex there is a six person Blue Whale Spa, contemporary style sauna and bespoke fitted bar with marble tops. There are two showers, a cloakroom and sitting/gym area. Personal viewing is an absolutely must to this stunning family home which is now available for immediate occupation.

#### Specification

Fully zoned underfloor heating with Vitrum controls Whole house ventilation with heat recovery Bespoke walnut internal doors throughout Porcelain flooring to the hall, kitchen/family room and cloakroom Carpeting to all other areas Walnut flooring to the gym Vitrum lighting system with glass switches and mood settings Bespoke fitted kitchen by LWK of London with integrated appliances Kef music system to all major rooms with surround sound to TV room Master Bathroom with Victorian & Albert designer bath Italian designer glass vanity and basins Electronic shower with waterfall Duravit en suites to bedrooms two, three, four and five Italian porcelain wall tiling Bespoke hardwood windows External doors by Nordica of Finland External rendered insulation with Envirowall render system Full alarm and CCTV Wire Storm TV and media system Panasonic Smart TV's to all major rooms and bedrooms Electrically operated gates with entry phone Electric blinds to master bedroom and en suite Solar water heating Fitted wardrobes to all bedrooms with fitted walk-in wardrobe to master bedroom

#### Local Authority:

Havering Council

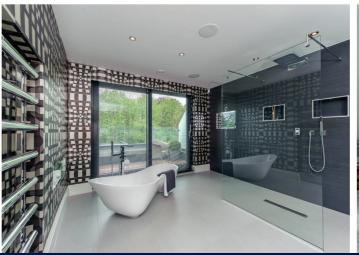
#### **Outgoings:**

COUNCIL TAX BAND: Band H £2,988.36 2014/2015

#### Viewing:

Strictly by appointment with Savills











Savills Chelmsford

Anne Sorrell chelmsford@savills.com +44 (0) 1245 293261 savills.co.uk

Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 51025072: 76445

