



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

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NELMES ROAD  
HORNBURCH RM11 3JA

£ 2.25m Freehold





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

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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  
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### Situation

The property sits within the heart of Emerson Park on the popular tree lined Nelmes Road. Emerson Park features many local amenities and has great transport links to London with approximate travel time by train being 25 minutes. Hornchurch 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 Line Service 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







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