

Nelmes Way

Emerson Park, Hornchurch





Nelmes Way

Emerson Park, Hornchurch

£2,750,000

Now available for immediate occupation is this stunning detached contemporary style family home. The property has been completed to exacting standards with regard to style, quality and efficiency and absolutely must be viewed personally to be fully appreciated.

In brief the accommodation has been set over three floors incorporating six/seven double bedrooms and four bathrooms. The bedrooms to the first floor include the fabulous master bedroom suite of 45'2" x 17'4" overall incorporating a bedroom area 17'4" x 14'7", separate fitted dressing room 17'2" x 13'7" and a luxuriously appointed en suite bathroom 16'6" x 12'3" with secluded west facing balcony to the rear. In addition the first floor includes two further double bedrooms with en suite shower rooms and one affording a further balcony to the rear.

On the second floor, two en suite shower rooms serve three/four bedrooms, one of which could be used as a second floor reception room 19'3" x 17'3" with a stunning apex window to the front.

To the ground floor the reception hall is lit from a two storey central glass wall and is overlooked from a galleried first floor landing. To the front of the house there is a lounge 21'6" x 17'4" and a study/TV room 13' x 10'. The reception hall incorporates a fitted walk-in cloakroom leading through to the ground floor WC. To the rear of the house the reception areas are awash with natural light from three sets of patio doors to the garden and the main feature being the second two storey central glass wall. The split level living areas to the rear of the property are a particular feature measuring around 37'2" x 30'5" overall incorporating a lounge area, breakfast area, dining area and luxuriously appointed bespoke fitted kitchen with integrated appliances. In addition there is a separate utility room 11'7" x 10'1".

The property itself is extremely well located on Emerson Park with a secure gated frontage leading to a landscaped front garden which incorporates extensive car parking areas and we understand there is planning permission passed for the erection of a detached double width garage if required. The landscaped gardens to the rear enjoy a south westerly aspect and measure around 160' in depth overall incorporating patio areas, lawns and the detached indoor swimming pool complex of 58' x 21' incorporating a tiled pool 41' x 13', sauna, shower and WC together with sitting and or gymnasium areas. Beyond the pool house is a totally secluded secret garden with sitting areas, garden store and hot tub.

We cannot over emphasize the need for a personal inspection to fully appreciate this unique, rarely available contemporary style family home together with its size, quality, plot and location. Ref No. 4587-16. (Awaiting EPC).



To arrange a viewing on this property please call us on 01708 476666







FEATURES

GROUND FLOOR

Fabulous Reception Hall
Two Storey Glazed Front Section
Lounge 21'6" x 17'4"
Study/TV Room 13' x 10'
Walk-in Cloaks Room
Ground Floor Cloakroom
Superbly Appointed Open Plan Kitchen/Dining & Family Room 37'2" x 35'5" overall
Bespoke Fitted Kitchen with Appliances
Fitted Utility Room 11'7" x 10'1"
Spectacular Two Storey Glass Rear Section

FIRST FLOOR

Galleried First Floor Landing
Fabulous Master Bedroom Suite 45'2" x 17'4" overall with Fully Fitted Walk-in Dressing Room
Luxuriously Appointed En Suite Bathroom/WC with Shower & Rear Balcony
Bedroom Two 21' x 12'9" with Balcony & En Suite Shower Room
Bedroom Three 14'5" x 13' with En Suite Shower Room

SECOND FLOOR

Bedroom Four 14' x 12'9"
Jack & Jill En Suite Shower Room
Bedroom Five 13' x 12'2"
Bedroom Six 13'9" x 12'10"
Further Jack & Jill En Suite Shower Room
Bedroom Seven/Fabulous Reception Room 19'3" x 17'3"

EXTERIOR

Landscaped Gated Frontage
Off-Road Car Parking for Many Vehicles
Plans Passed for a Detached Double Width Garage
Landscaped South Westerly Rear Garden 160' in Depth Overall
Detached Swimming Pool Complex 58' x 21'
Heated Tiled Swimming Pool 31' x 14', Sauna, Shower & WC
Secret Garden with Hot Tub

Available for Immediate Occupation
Personal Viewing Absolutely Essential

To arrange a viewing on this property please call us on 01708 476666



SPECIFICATION

INTERNAL

- Fully zoned underfloor heating Vitrum controls
- Whole house ventilation with heat recovery
- Bespoke walnut internal doors throughout
- Porcelain flooring to the hall, kitchen, family room and cloak-room
- Carpeting to other areas
- Vitrum lighting system with glass switches and mood settings
- Bespoke fitted kitchen with integrated appliances
- Integrated music system to all major rooms
- Luxurious designer bathrooms
- Italian porcelain wall tiling
- Bespoke hardwood windows
- External doors by Nordica of Finland
- External rendered insulation with Envirowall render system
- Full alarm and CCTV
- Electrically operated gates with entry phone system
- Solar water heating
- Fitted wardrobes with luxuriously appointed fitted dressing room to the master bedroom

EXTERNAL

- Indoor swimming pool complex 58' x 21'
- Tiled heated swimming pool 31' x 14'
- Sauna, shower and cloakroom
- Secret garden with hot tub
- Planning permission for double garage to the front if required







LOCAL INFORMATION & SERVICES

TRAIN STATIONS:

Crossrail/Elizabeth Line due 2017/2018 - 15-20 minute Journey time)

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).

SCHOOLING:

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.

GYMNASIUM:

David Lloyd, Gidea Park is approximately 5 minutes by car (1.2 miles distant)

SHOPPING:

Lakeside Shopping Centre is approximately 20 minutes by car (12 miles). Bluewater is approximately 30 minutes by car (17 miles) and Westfields Shopping Centre at Stratford, London is approximately 27 miles.

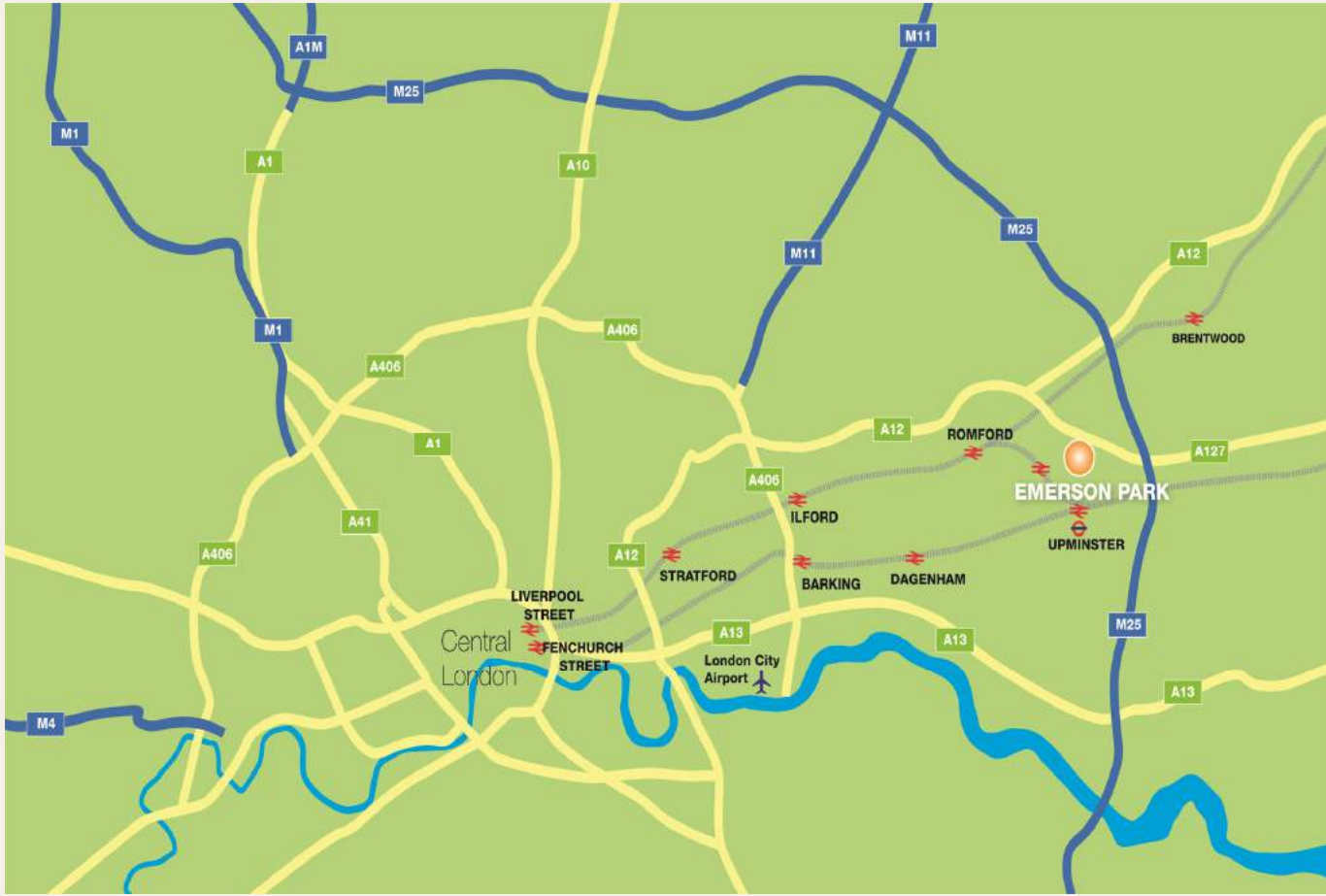
GOLF COURSES & CLUBS:

There are various golf courses in neighbouring towns of Upminster, Gidea Park and Brentwood.

LOCAL AUTHORITY:

Havering Council 01708 434343









179 Squirrels Heath Lane, Hornchurch, Essex, RM11 2DX
web: www.davisestates.co.uk | email: davisestates.co.uk
tel: 01708 476666



Whilst care has been exercised in the preparation of these particulars, statements about the property must not be relied upon as representations or statements of fact. Prospective purchasers must make and rely upon their own enquires and those of their professional representatives. All measurements, areas and distances given are approximate. We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order. Davis Estates and their staff accept no liability for any error contained in these particulars.