



# Sylvan Avenue

Emerson Park, Hornchurch



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## PRICE ON APPLICATION

Set within secure landscaped grounds and gardens of a little under half an acre is this truly stunning new home with around 8000 square feet of spectacular family accommodation.

A fabulous three storey marble tiled reception hall of 31' x 22' leads to accommodation set over three floors. To the ground floor there are four spacious reception rooms plus a bespoke fitted kitchen/breakfast room with integrated appliances. In addition there is a large laundry room which could be a second kitchen and a ground floor cloakroom. From the ground floor, access leads into a wonderful indoor pool complex with separate gym area, shower room and cloakroom.

The first floor galleried landing overlooks the reception hall and gives access to four spacious bedroom suites plus a bedroom/prayer room. The impressive 49' master bedroom suite incorporates his and hers walk-in wardrobes, a beautifully appointed en suite bathroom and bi-folding doors which open onto a south facing balcony. Bedroom number two also enjoys it's own private balcony to the rear.

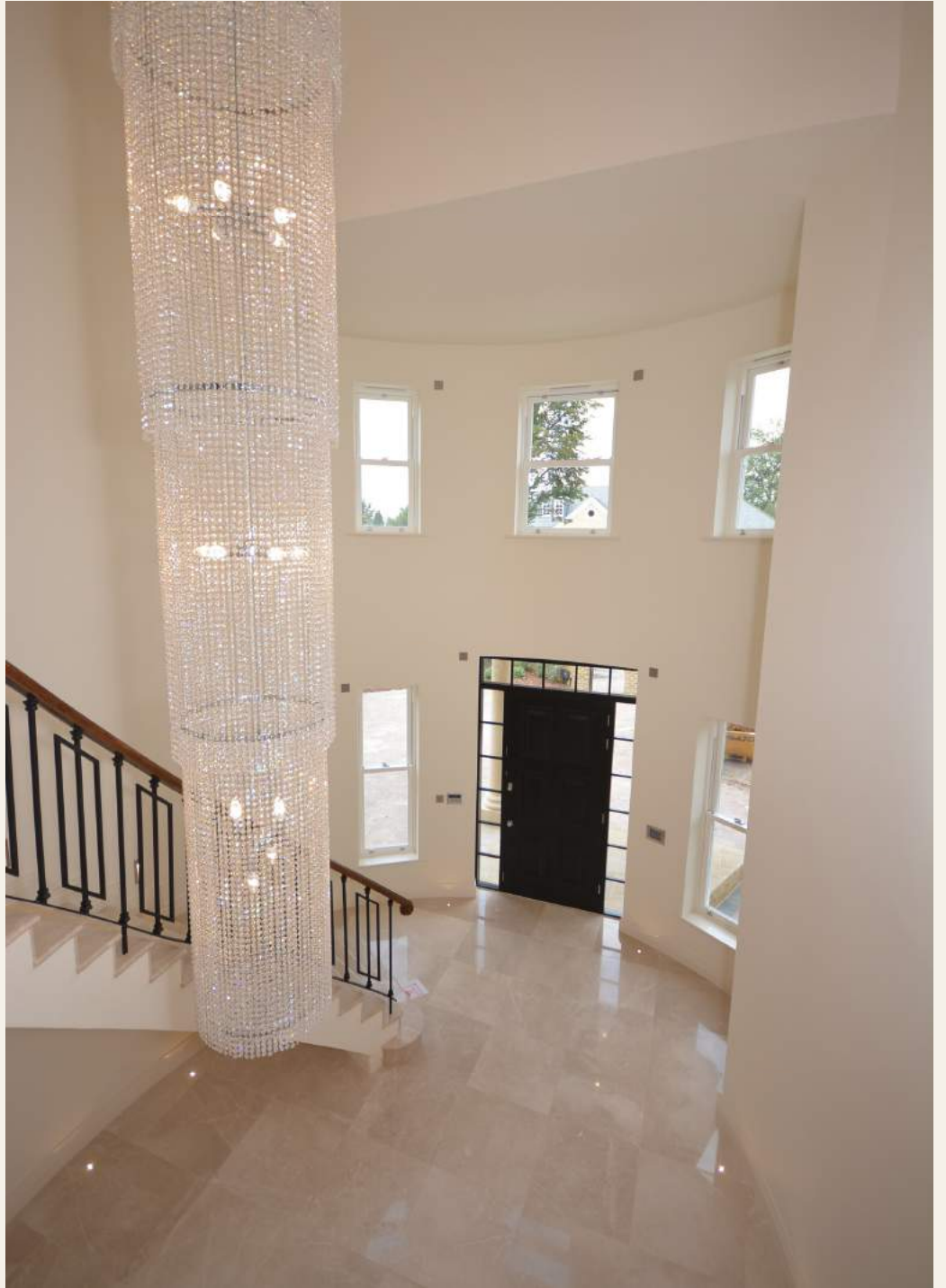
On the second floor the accommodation is completed with two further spacious bedrooms, one with en suite, a cloakroom and the exceptional fully equipped cinema room.

Set within one of the areas premier roads the property has access via electrically operated wrought iron gates and an entry phone system. The landscaped frontage affords parking for many vehicles and has an integral garage suitable for the most prestigious of vehicles. To the rear, the beautifully landscaped garden incorporates a large terrace leading to newly laid lawns all enjoying a southerly aspect.

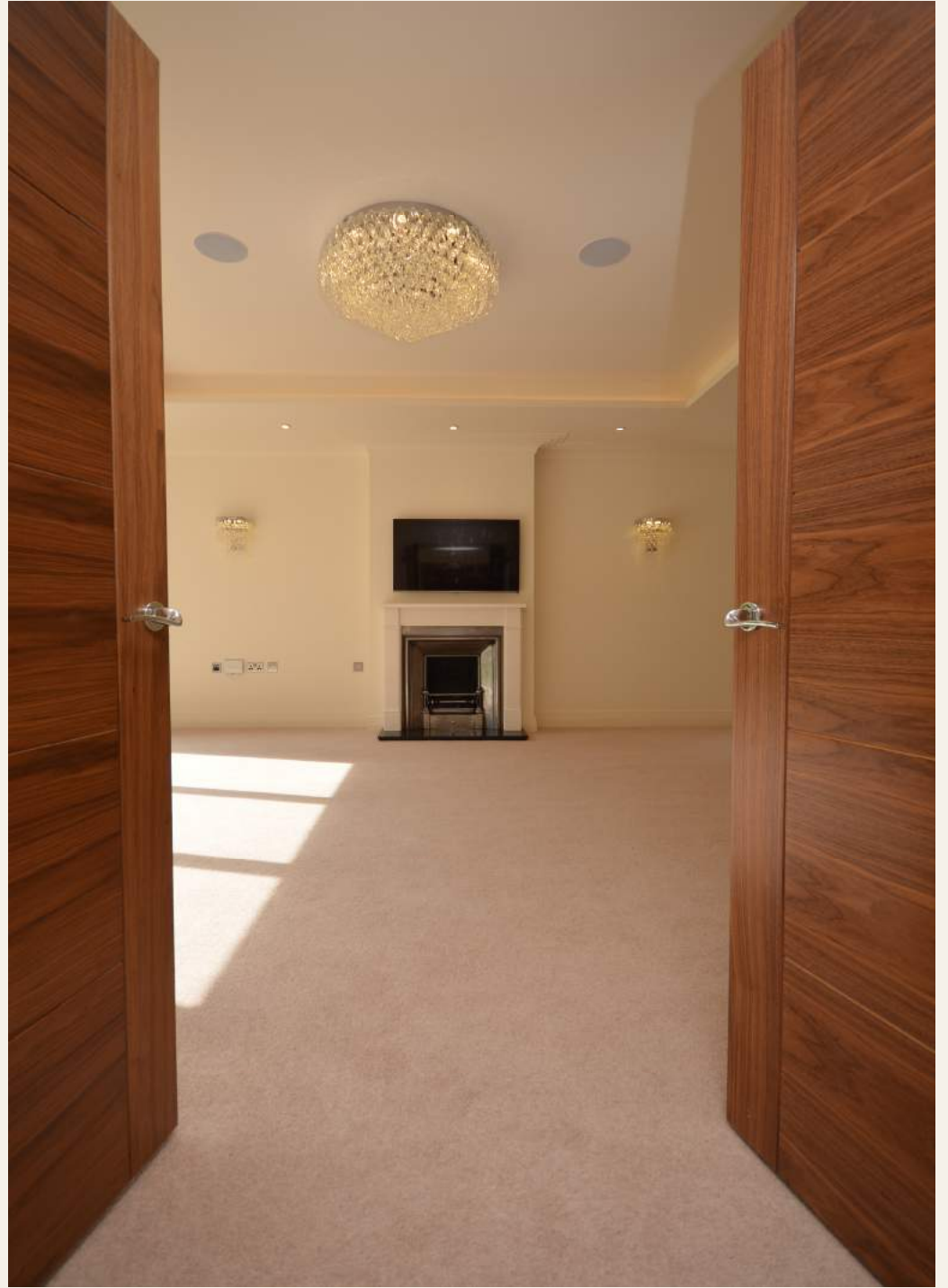
Personal viewing is essential to fully appreciate this truly stunning new home which is now available for immediate occupation. Ref No. 4663-16. Awaiting EPC.



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









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## FEATURES

Reception Hall 31' x 22'  
Ground Floor Cloakroom  
Family Room 21'5" x 13'3"  
Drawing Room 25'3" x 17'  
Dining Room 17'1" x 15'3"  
Office/TV Room 17'6" x 15'2"  
Kitchen/Breakfast Room 30'8" x 17'2"  
Laundry Room 14'8" x 13'3"

Attached Indoor Pool Complex 39'3" x 23'8" maximum  
Fully Tiled Pool with Retractable Cover 26'3" x 13'3"  
Gym Area 13' x 11'2", Pool house Shower & Cloakroom

First Floor Galleried Landing  
Master Bedroom Suite 49' x 20' Overall and Balcony  
Bedroom Two 23'8" maximum x 13'9", Balcony & En Suite Bathroom/WC  
Bedroom Three 18' x 15'4" with En Suite Bathroom/WC  
Bedroom Four 17' x 15'5" with En Suite Shower Room/WC  
Bedroom/Prayer Room 12'3" x 6'10"

Second Floor Galleried Landing  
Bedroom Five 17'1" x 10'4" with En Suite Shower Room/WC  
Bedroom Six 19'6" x 13'7"  
Second Floor Cloakroom  
Fully Equipped Cinema Room 19'4" x 18'

Gas Fired Central Heating

Walled & Gated Landscaped Frontage  
Integral Garage  
Landscaped Rear Garden

Available For Immediate Occupation











## SPECIFICATION

Global Warranties Building Guarantee

HD Distribution to all TV points

Crestron Automation System

Integrated Audio

5.1 Dolby Surround Cinema System

Tite Vision TV to Master En Suite

BT Broadband with full Wi-fi coverage

Lutron Lighting

HD quality CCTV cameras

High quality security alarm system

Entry phone system to electric gates

Traditional style low maintenance sash windows

Aluminium bi-fold doors

Part air conditioned

Walnut internal doors with chrome door furniture

Botticino marble tiled hall, kitchen and family rooms

Bathrooms and en suites to specialist design

Heated towel rails to all bathrooms

Tiled floors to all bathrooms, quality carpets to main living rooms and bedrooms

Poolhouse and gym with non slip tiling

Non slip tiles to both rear balconies with glass balustrading

Gas fired underfloor heating with radiators to the second floor

Designer high gloss kitchen with stone worktops

Filtered hot water tap, Coffee maker, Two wine coolers, combi microwave, pyrolytic ovens, American

style fridge freezer, induction hob

and extractor, two dishwashers, and washing machine

Marble staircase

Remote opening garage

External lighting front and rear

Landscaped grounds and gardens front and rear

Extensive paved rear terrace









## LOCAL INFORMATION & SERVICES

### TRAIN STATIONS:

Emerson Park Station is 0.7 miles distant. Emerson Park has a service into Upminster and Romford (Crossrail due 2017/2018).

Gidea Park Main Line Station is approximately 1.5 miles distant with its service in London Liverpool Street (approximately 25 - 30 minutes into London) - (Crossrail due 2017/2018).

Hornchurch Station is approximately 2.2 miles distant (District Line Service).

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

### SCHOOLING:

Coopers Company & Coborn School is located in Upminster and is approximately 2.8 miles distant. Brentwood School is approximately 6.2 miles distant.

### GYMNASIUM:

David Lloyd, Gidea Park is approximately 2 minutes by car (1.3 miles distant)

### SHOPPING:

Lakeside Shopping Centre is approximately 20 minutes by car (11.3 miles). Bluewater is approximately 30 minutes by car (18 miles) and Westfields Shopping Centre at Stratford, London is approximately 13 miles.

### GOLF COURSES & CLUBS:

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

### LOCAL AUTHORITY:

Havering Council 01708 434343

### COUNCIL TAX BAND

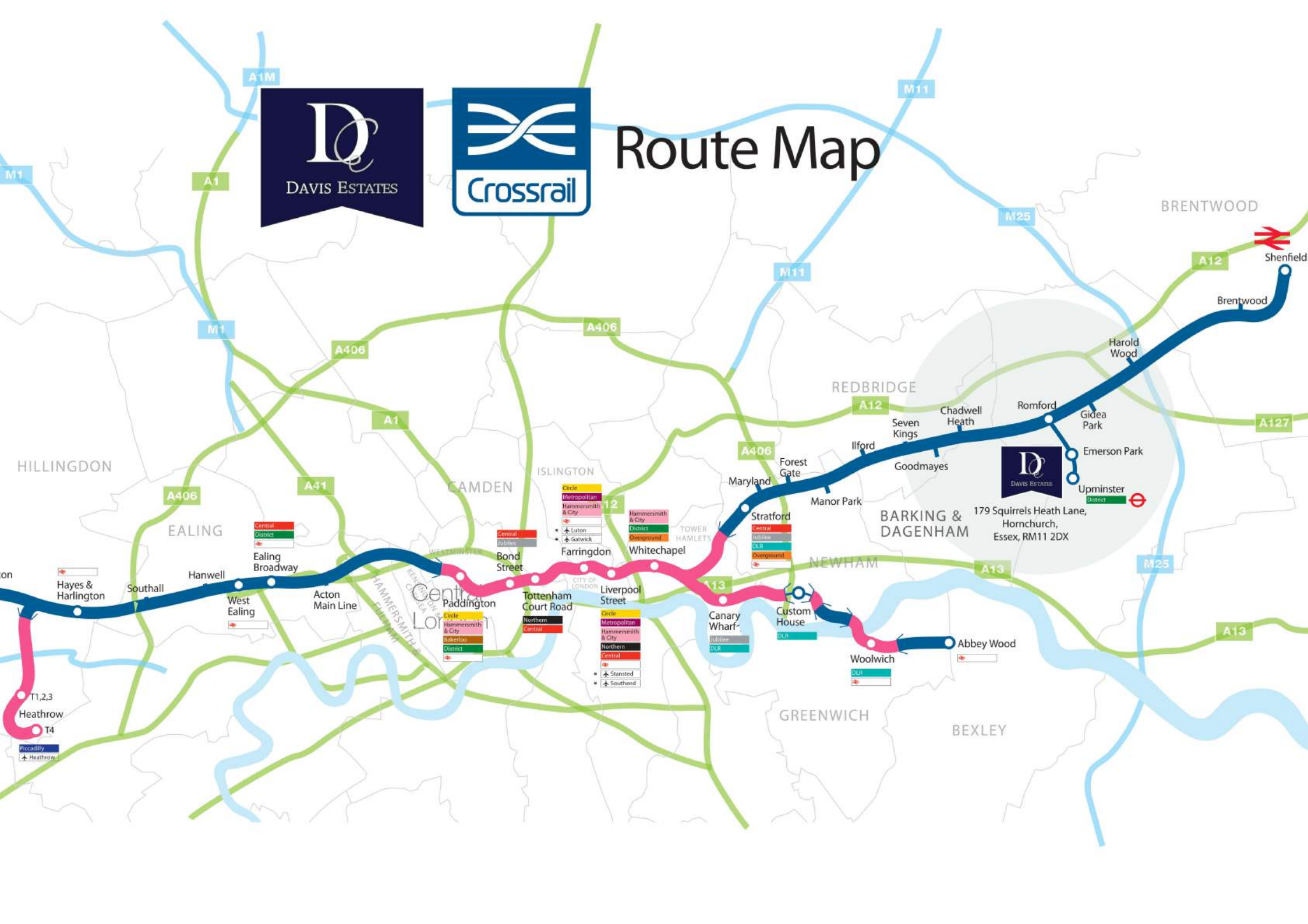
Band H (£3,07.28 2016 / 2017) To be confirmed.

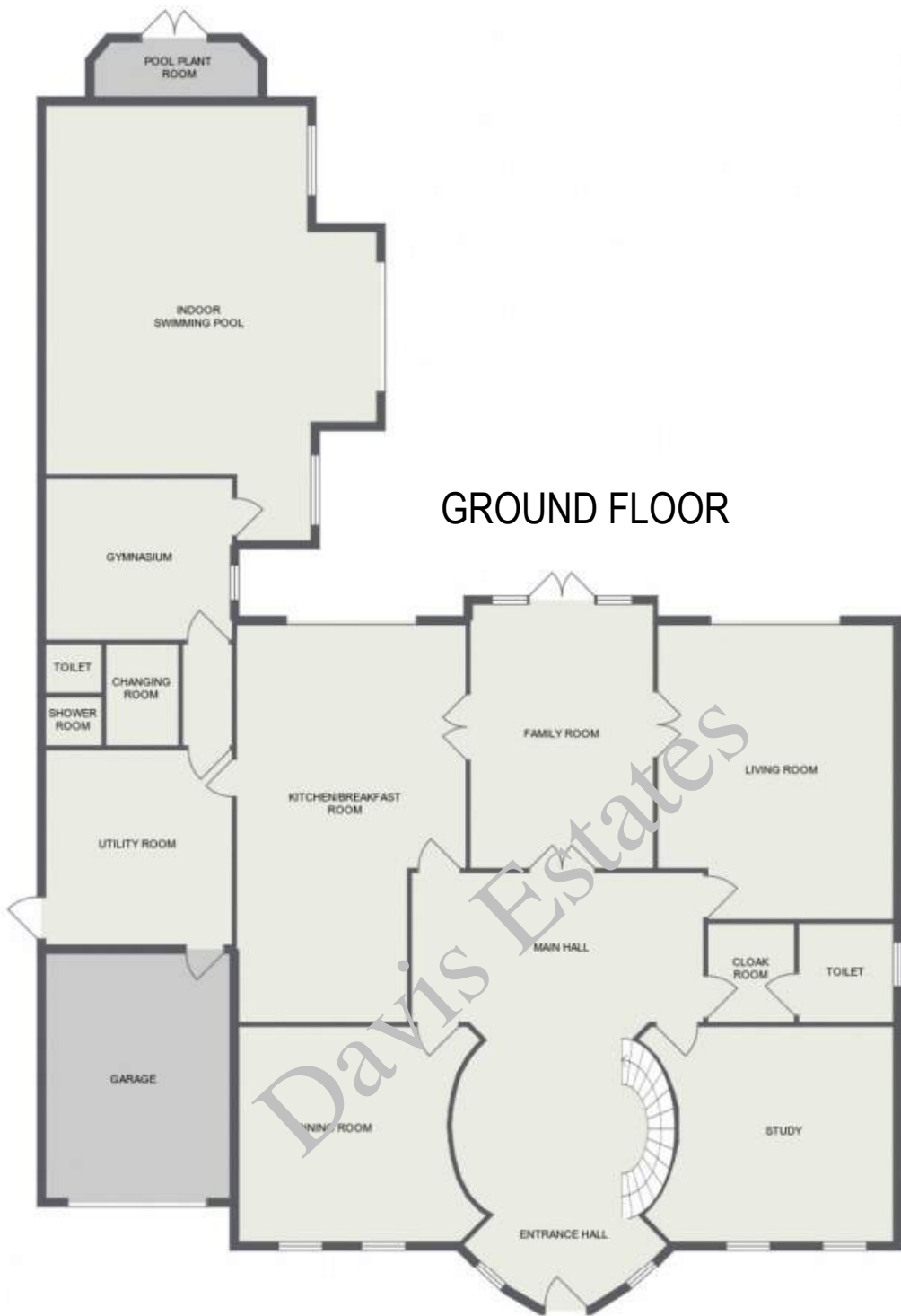






# Route Map





GROUND FLOOR



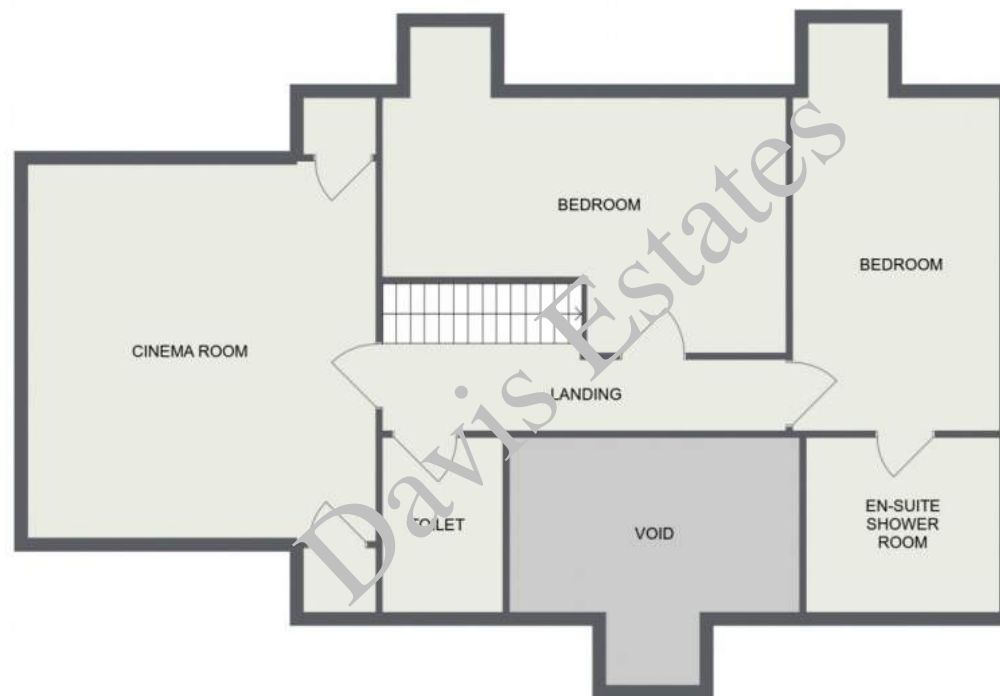
TOTAL G/FLOOR AREA IS 306.37m<sup>2</sup>/3297.73ft<sup>2</sup> (INTERNAL MEASUREMENTS).

## FIRST FLOOR



TOTAL 1ST/FLOOR AREA IS 231.91m<sup>2</sup>/2496.26ft<sup>2</sup> (INTERNAL MEASUREMENTS).

## SECOND FLOOR



TOTAL 2ND/FLOOR AREA IS 91.71m<sup>2</sup>/987.16ft<sup>2</sup> (INTERNAL MEASUREMENTS).



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