



The Sheilings
Emerson Park, Hornchurch RM11 2QD
Guide Price £1,250,000

The Sheilings, Emerson Park, Hornchurch, RM11 2QD

A comprehensively remodelled house in a quiet, unoverlooked cul de sac in Emerson Park, finished to a superb standard in a contemporary yet homely style, designed to make the most of open-plan living.

Following an extensive renovation, the property is presented in 'as new' condition, with accommodation to include a large open-plan kitchen/dining/living room with bi-fold doors to the rear garden. A further, separate reception room sits to the side of this space, with a study to the front of the property. A utility room and wc/cloakroom complete the ground floor accommodation. The kitchen is well equipped, with a range of integrated appliances and a returning breakfast bar creating a break between the kitchen and living areas, which feature attractive herringbone Amtico flooring.

The first floor is accessed via a contemporary staircase and provides five bedrooms, two with luxury en-suite bathrooms. Externally the quality continues with an expanse of contemporary paving to the rear, leading to a lawn area with further paved seating area, summerhouse and storage shed. There is private driveway parking to the front to accommodate four vehicles.

Further specification includes CAT 5 cabling to principal rooms, external CCTV cameras and Nest heating control. The property has benefited from new windows and glazing throughout, a full re-wire and re-plumb, and new high-quality windows throughout.





ENTRANCE HALL

STUDY

10'6 x 8'0 (3.20m x 2.44m)

UTILITY ROOM

7'10 x 4'10 (2.39m x 1.47m)

CLOAKROOM/WC

KITCHEN/LOUNGE/DINING ROOM

36'11 x 24'1 (11.25m x 7.34m)

LOUNGE

25'0 x 10'0 (7.62m x 3.05m)

FIRST FLOOR LANDING

BEDROOM ONE

17'3 x 15'7 (5.26m x 4.75m)

EN-SUITE BATHROOM

BEDROOM TWO

13'1 x 11'7 (3.99m x 3.53m)

EN-SUITE BATHROOM

BEDROOM THREE

11'7 x 7'3 (3.53m x 2.21m)

BEDROOM FOUR

10'9 x 8'1 (3.28m x 2.46m)

BEDROOM FIVE

10'0 x 9'3 (3.05m x 2.82m)

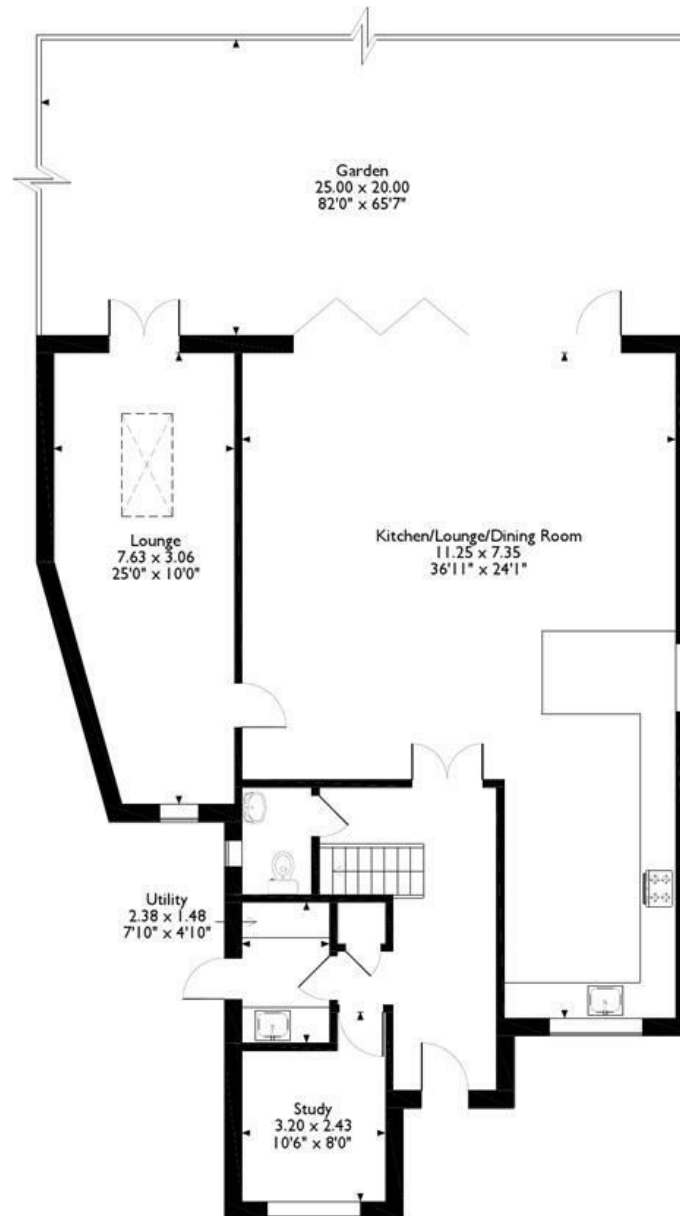
BATHROOM

REAR GARDEN

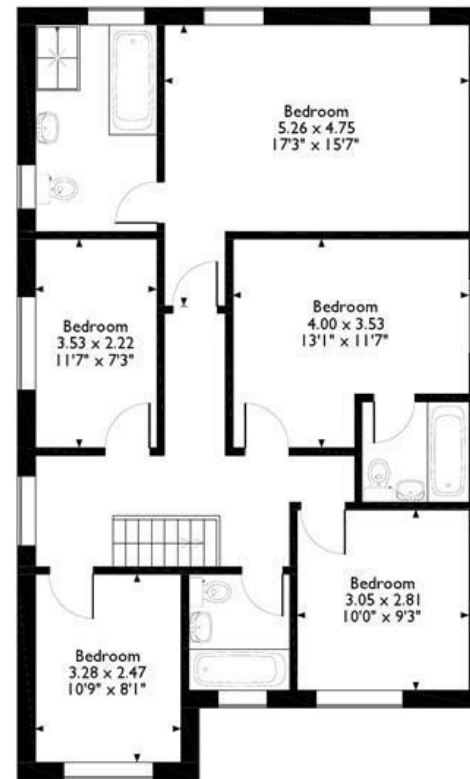




The Sheilings, Hornchurch
Approximate Gross Internal Area
200 Sq M/2154 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency 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		
England & Wales	57	70
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales	51	68
EU Directive 2002/91/EC		

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