

DURDEN & HUNT

INTERNATIONAL



Barleycorn Way, Emerson Park RM11

£900,000

- No Chain
- Spacious Garden With Two Outbuildings
- Primary Bedroom With En Suite
- Large Family Bathroom
- Attractive Detached Property
- Multiple Reception Rooms
- Four Further Bedrooms
- Carriage Driveway And Garage
- Downstairs WC And Study
- Versatile Layout

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Barleycorn Way, Emerson Park RM11

No Chain - Desirable Area - Attractive Detached Property - Carriage Driveway And Garage - Spacious Garden With Two Outbuildings - Multiple Reception Rooms - Downstairs WC - Home Study - Primary Bedroom With En Suite - Four Further Bedrooms - Versatile Layout - Large Family Bathroom



Council Tax Band: G



Offered with no onward chain, this charming and well presented detached house in Emerson Park perfectly combines style and functionality, ideal for families or anyone seeking flexible living in a highly desirable location.

The front of the property offers an impressive carriage driveway providing ample off road parking, along with a garage for secure storage or additional parking.

The ground floor features a welcoming living room with a striking feature fireplace, flowing seamlessly into an additional reception room with sliding doors opening directly onto the garden, perfect for relaxing or entertaining.

The stylish kitchen is fitted with integrated appliances and adjoins a spacious dining room, creating a functional and sociable space. A study at the front of the property offers the ideal spot for working from home, complemented by a convenient downstairs WC.

Upstairs, the property boasts four bedrooms, including a main bedroom with an en suite. The flexible layout allows one of the bedrooms to be easily used as a dressing room, nursery, or additional office. A modern, spacious family bathroom completes the upper floor.

Outside, the attractive garden includes a patio area and lawn, ideal for summer gatherings. Two useful outbuildings provide extra storage, one currently used as a utility room and the other for general storage.

Ideally located in Emerson Park, commuters benefit from Emerson Park's Liberty line which provides access to the Elizabeth Line from Romford or the C2C from Upminster Station, making travel into Central London a breeze. For road connectivity, the A127 offers routes to London and beyond. A wealth of local amenities are available in the surrounding area,

such as shops, eateries and open green spaces.

Contact Durden & Hunt for a viewing!

Council Band G Havering

Consumer Protection from Unfair Trading Regulations 2008.
Misrepresentations Act 1967. Property Misdescriptions Act 1991.

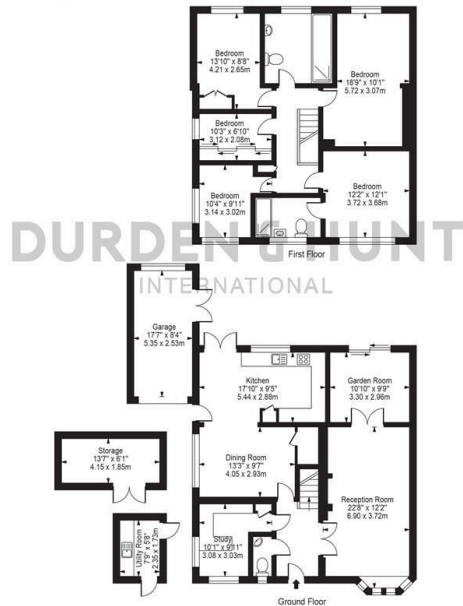
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view before embarking on any journey to see a property. Durden & Hunt are a proud member of The Property Ombudsmen.





Barclaycorn Way
 Approx. Total Internal Area 2150 Sq Ft - 199.77 Sq M
 (Including Garage, Storage & Utility Room)
 Approx. Gross Internal Area Of Garage 146 Sq Ft - 13.54 Sq M
 Approx. Gross Internal Area Of Storage 83 Sq Ft - 7.68 Sq M
 Approx. Gross Internal Area Of Utility Room 44 Sq Ft - 4.07 Sq M



For Illustration Purposes Only - Not To Scale

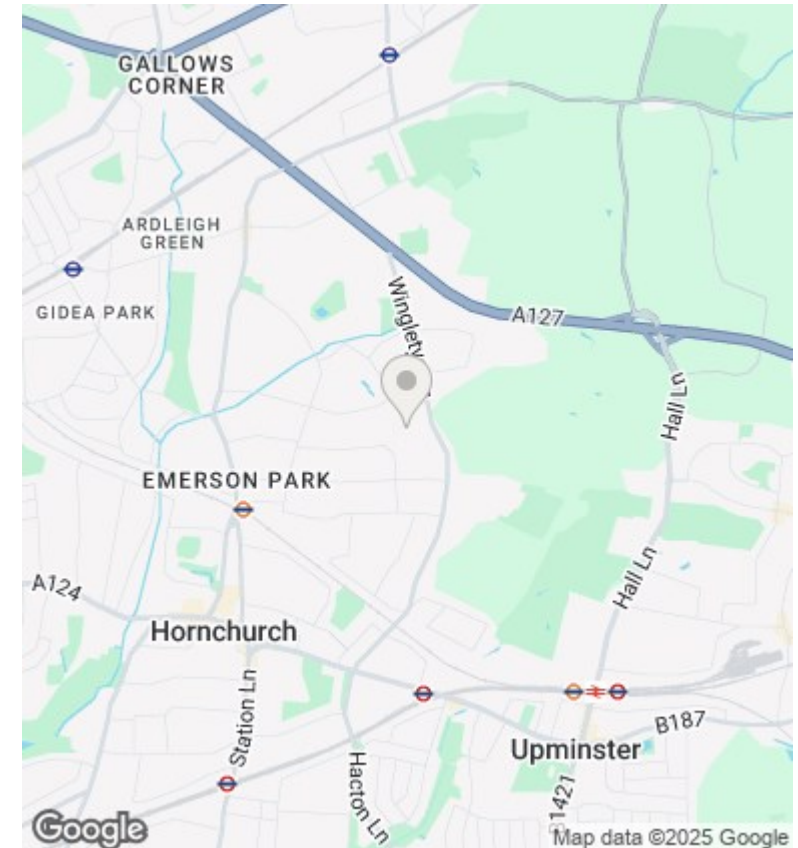
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Viewings

Viewings by arrangement only. Call 01708 202 777 to make an appointment.

Council Tax Band

G



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC