



CHALK  
STREET /

Brookside, Emerson Park, RM11

Offers Over **£1,650,000**

**Bedrooms: 5 | Bathrooms: 4 | Receptions: 4**

Located within the highly sought-after Emerson Park area of Hornchurch, just 0.8 miles from Gidea Park Elizabeth Line station, is this effortlessly elegant, five bedroom detached house. Amassing over 2,800 square foot of living accommodation, this wonderful family home is spread across three floors and enjoys a beautifully landscaped rear garden with large outbuilding.

Upon entering the home, you are greeted with a grand entrance hallway with stairs rising to the first floor.

The principal reception room measures an impressive 36'3 x 16'4. Awash with natural light from the various windows and gorgeous large bay with French patio doors, room is decorated with neutral tones and comprises beautiful features throughout, such as deep skirtings, decorative cornice and charming centre fireplace.

At the rear of the home, overlooking the rear garden, is the stylish kitchen / diner which comprises numerous wall and base units, ample worktops, a centre breakfast island, and room for essential appliances. Tiled flooring flows seamlessly underfoot through to the second reception space, combining these two areas and creating the perfect space for modern family living. The overhead sky lantern and French patio doors flood the room with an abundance of natural light.

Positioned off the kitchen is the handy utility room which provides additional worktops and units well as access to the boiler room.

Accessed off the hallway is the study (9'4 x 8'5) providing the ideal working from home space.

Completing the ground floor footprint is the W/C.

Heading up to the first floor, there are four double bedrooms which are all beautifully presented. Bedroom 2, situated at the rear of the property boasts its own en-suite shower room whilst bedrooms 3 and 4 enjoy a shared "Jack and Jill" bathroom. Also located on this floor is the stunning family bathroom.

Spanning the second floor is the master bedroom which benefits from ample fitted wardrobes, a Juliette balcony, spacious dressing room and its own en-suite.

Externally, to the front there is off street parking via the in-and-out driveway as well as access to the garage (13'3 x 9'6) and various well manicured planting and shrubbery which add to the kerb appeal.

The picturesque 138' west facing rear garden is beautifully landscaped throughout, commencing with a large patio area providing an ideal space for relaxing on hot summers. The remainder of the garden is predominately laid to lawn, adorned with beautiful trees and shrubbery throughout. At the base of the garden there is a large outbuilding, currently arranged as a bar / entertainment room.

Viewing is highly recommended to fully appreciate all this charming family home has to offer.



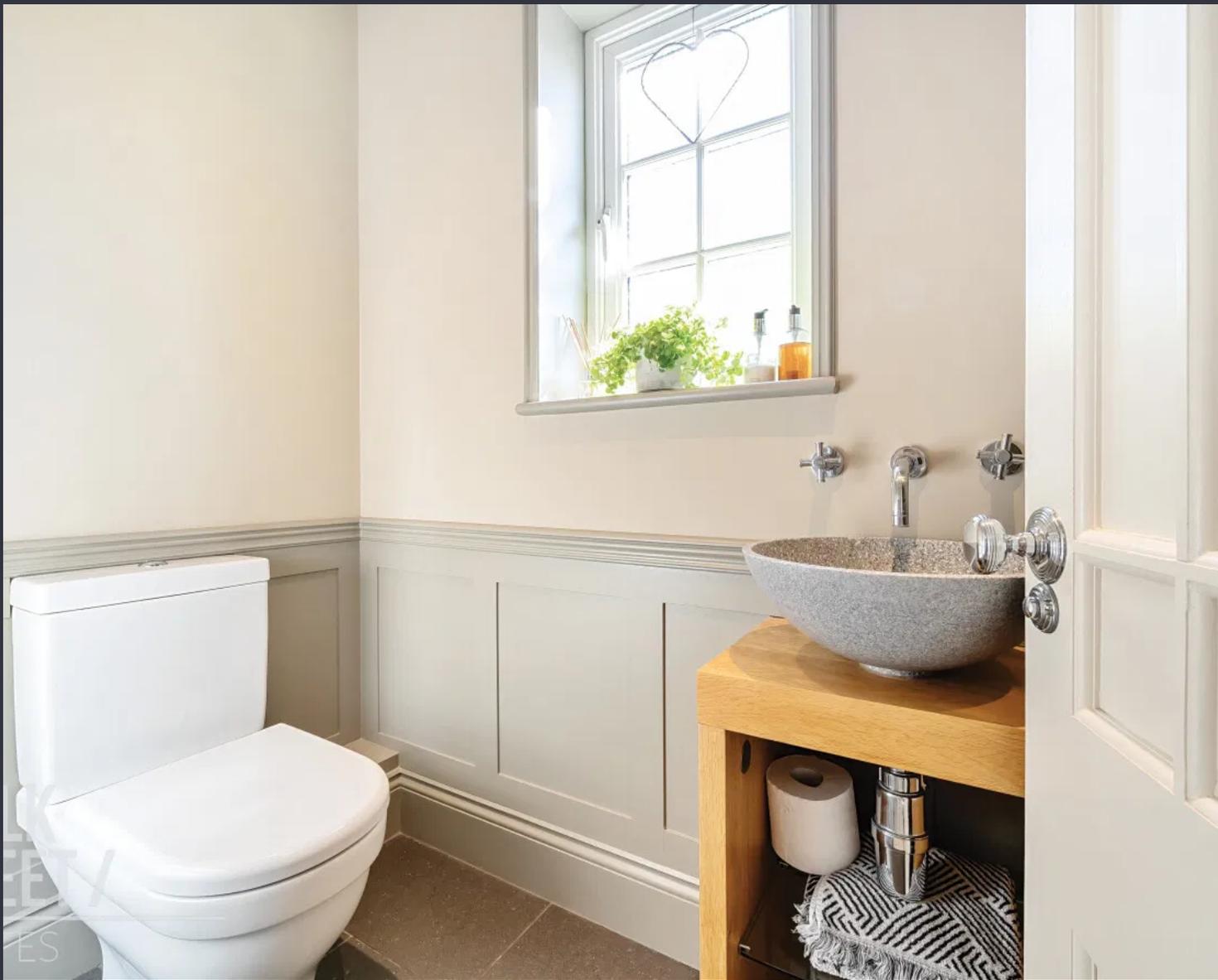


- Video Tour Attached
- Five Bedroom Detached House
- Beautifully Presented Throughout
- Spacious Reception Room
- Stylish Kitchen / Dining / Reception Room
- Three En-Suites Plus Family Bathroom
- Ample Off Street Parking Plus Garage & Side Access
- 168' Rear Garden With Outbuilding
- Sought After Emerson Park Location
- 0.8 Miles From Gidea Park Elizabeth Line Station









## Chalk Street Estates - Sales

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