



CHALK STREET /
ESTATES

Nelmes Crescent, Emerson Park, RM11

Offers Over **£950,000**

Bedrooms: 4 | Bathrooms: 1 | Receptions: 3

VIDEO TOUR AVAILABLE

Ideally located within a sought-after Emerson Park location and offered for sale with the advantage of no onward chain is this charming, four bedroom detached house.

Affording an opportunity to update and extend (STPP), it would perfectly suit those looking to add their own stamp.

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

To the ground floor, there are three reception areas. At the front of the home is the lounge which measures 14'2 x 12'. Positioned at the rear of the home is the family room which flows seamlessly though to the dining room.

The separate kitchen measures 23' in length and comprises numerous wall and base units, ample worktops, room for essential appliances and adequate space for a breakfast table and chairs. From here double doors open onto the rear garden.

Completing the footprint is a handy W/C, located just off the hallway.

Heading upstairs, there are three comfortable double bedrooms and a spacious single.

Rounding off the internal layout is the family bathroom.

Externally, there is a off street parking to the front with access to the garage plus a side gate through to the rear.

The extensive south facing rear garden measures 168 ft. in length which would allow for a double storey rear extension (STPP) in order to substantially increase the overall accommodation.

Commencing with a large patio, the remainder is mostly laid to lawn with a variety of trees along the sides of the garden, enhancing the privacy and tranquillity.

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



In compliance with The Money Laundering Regulations 2017, we are legally obligated to verify the identity of all our potential purchasers. This process requires the signing of



- No Onward Chain
- *VIDEO TOUR ATTACHED*
- Four Bedroom Detached House
- Three Reception Areas
- Spacious Kitchen
- Sought After Emerson Park Location
- Off Street Parking Plus Garage
- 0.3 Miles To Ofsted Outstanding Rated Nelves Primary School
- 168 ft. South Facing Garden
- Potential To Extend / Develop (STPP)





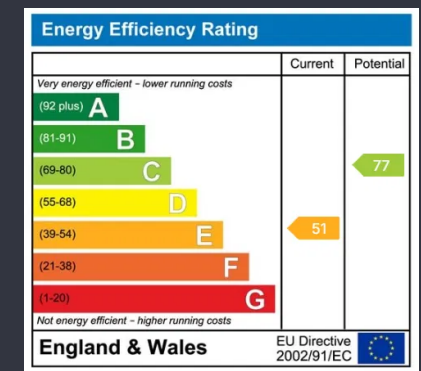
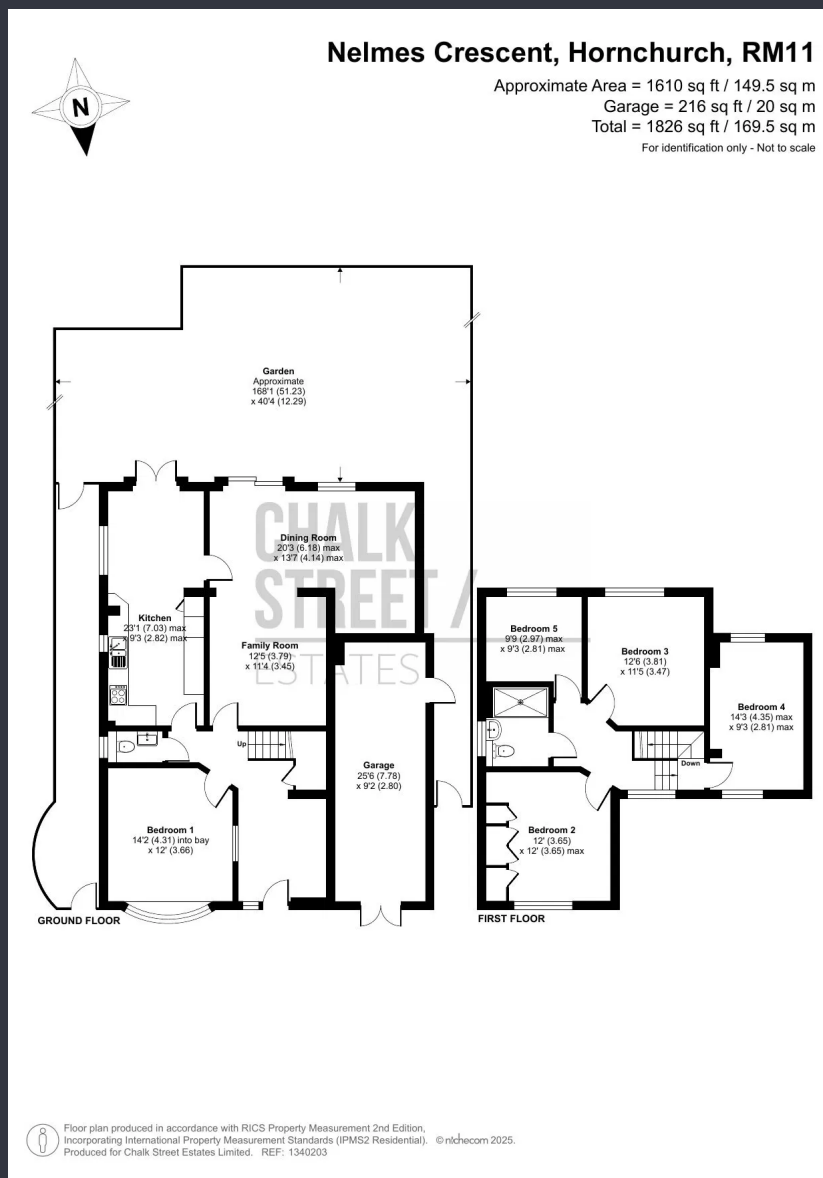
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