
Sylvan Avenue, Emerson Park, Essex, RM11

£819,995

Situated within one of the finest popular tree lined turnings within Emerson Park is this outstanding detached family home. Offering four bedrooms (two of which have en-suite facilities), and a family bathroom to the first floor which are reached by a fantastic galleried landing. To the ground floor there is an abundance of entertaining and living space, highlights of which include an I-shaped lounge, a reception hall of 17'6 x 9'11, two further reception rooms and a sun lounge overlooking an established rear garden of approximately 75' x 53'. Furthermore the property is approached via a sweep in and out drive which in turn leads to two garages. Subject to planning consent has the potential for further enlargement and development.

Accommodation

4 Bedrooms

4 Receptions

3 Bathrooms

L-shaped reception one 17'8 x 13'4 + 9'9 x 8'8

Reception two 15'4 into bay x 13'2

Reception hallway 17'6 x 9'11

Reception three 13'4 x 11'4 into bay

Sun lounge 22'10 x 11'9

Kitchen 13'7 x 9'9

Utility room 9'9 x 5'5

Bedroom one 16'5 x 12' into robes fitted

with en-suite shower room/wc

Bedroom two 16'4 x 12'2 fitted with

en-suite shower room/wc

Bedroom three 18'1 x 9'6

Bedroom four 13'4 into robes x 12'4 fitted

Bathroom/wc

Ground floor cloakroom

Two garages:

Garage one 16'1 x 8' at door width

Garage two 20'3 x 8' at door width

Approached via sweep in and out drive

Rear garden 75' x 53' approximately

Extensive double glazing

Gas central heating

Decoration to a high specification

Prime location

DOUBLE DOORS:

Leading to:

ENTRANCE PORCH:

Obscure double glazed geometric window to front, tiled flooring, door leading to:

RECEPTION HALL:

Window to front, single radiator, coved cornice to ceiling, stairs leading to first floor, built in storage cupboards:

L-SHAPED LOUNGE:

Coved cornice to ceiling, patio doors leading to conservatory, window to conservatory, feature arched stained glass window to side, two radiators:

SUN LOUNGE:

Double glazed windows and door to garden, three wall light points, radiator, tiled flooring:

DINING ROOM:

Double glazed leaded light style square bay window to front, coved cornice to ceiling, radiator:

STUDY:

Double glazed leaded light style splay bay window to side, single radiator, textured ceiling, airing cupboard housing tank:

GROUND FLOOR CLOAKROOM/WC:

Textured ceiling with spot lighting, low level wc, wash hand basin, tiled splash back, radiator, laminate style flooring:

KITCHEN:

Window to rear, obscure double glazed door to garden, spot lighting, tiled walls and flooring, double drainer sink unit with mixer tap over, working surfaces, breakfast bar, space for appliances, glazed display cabinets, open shelving, under cupboard lighting:

UTILITY ROOM:

Obscure double glazed leaded light style window to side, spot lighting, wooden effect flooring, single drainer sink unit with mixer tap over and cupboards under, tiled splash back:

FEATURE GALLERIED LANDING:

With curved balustrade, coved cornice to ceiling, access to loft space, radiator, double glazed leaded light style window to front, two wall light points, doors leading to:

BEDROOM ONE:

Textured ceiling, double glazed leaded light style window to rear, fitted wardrobes to two walls one with

concealed cupboard, vanity unit with drawers under, open corner shelving, radiator:

EN-SUITE SHOWER ROOM/WC:

Obscure double glazed leaded light style window to side, low level wc, wash hand basin with mixer tap over and cupboards under, shower cubicle, heated towel rail, spot lighting, tiled wall and flooring:

BEDROOM TWO:

Double glazed leaded light style window to rear, textured ceiling, radiator, fitted wardrobes to one wall, display dresser with drawers under, vanity unit with drawers under:

EN-SUITE SHOWER ROOM/WC:

Obscure double glazed leaded light style window to side, spot lighting, low level wc, wash hand basin with mixer tap over, shower cubicle with shower fitment, tiled walls and flooring, heated towel rail, eaves storage cupboard:

BEDROOM THREE:

Double glazed leaded light style windows to front and side, radiator, recess storage cupboard:

BEDROOM FOUR:

Double glazed leaded light style window to front, radiator, two wall light points, vanity unit with drawers under, fitted wardrobes with cupboards under, open shelving, vanity unit with drawers under:

BATHROOM/WC:

Obscure double glazed leaded light style window to side, textured ceiling with spot lighting, tiled walls, pedestal wash hand basin with mixer tap over, panelled bath with mixer tap over, low level wc, laminate style flooring:

REAR GARDEN:

Commencing with patio area, remainder being mainly laid to lawn with established fruit trees, shrubs, conifers and tree borders, exterior lighting and tap, personal side entrance:

GARAGES:

Approached via sweep in and out drive, accessed via up and over doors, one housing boiler, door and window to garden:

Pictures



Floorplans

