

DURDEN & HUNT

INTERNATIONAL



Burntwood Avenue, Emerson Park RM11

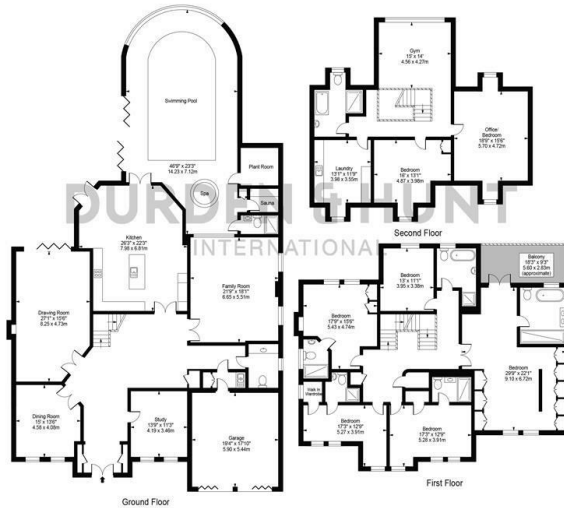
£3,750,000

- Expansive Luxury Detached Home
- Outside Kitchen With Lounge And Dining Area
- Bespoke Kitchen And Breakfast Room
- Ground Floor Cloakroom
- Swimming Pool With Jacuzzi, Sauna And Bathroom
- Putting Green And Children's Play Area
- Five Additional Bathrooms, Four Being En Suite
- Gated Carriage Driveway With Double Garage
- Master Bedroom With Fitted Wardrobes, Dressing Area, Private Balcony And En Suite
- Multiple Reception Rooms, Including One With Fitted Bar

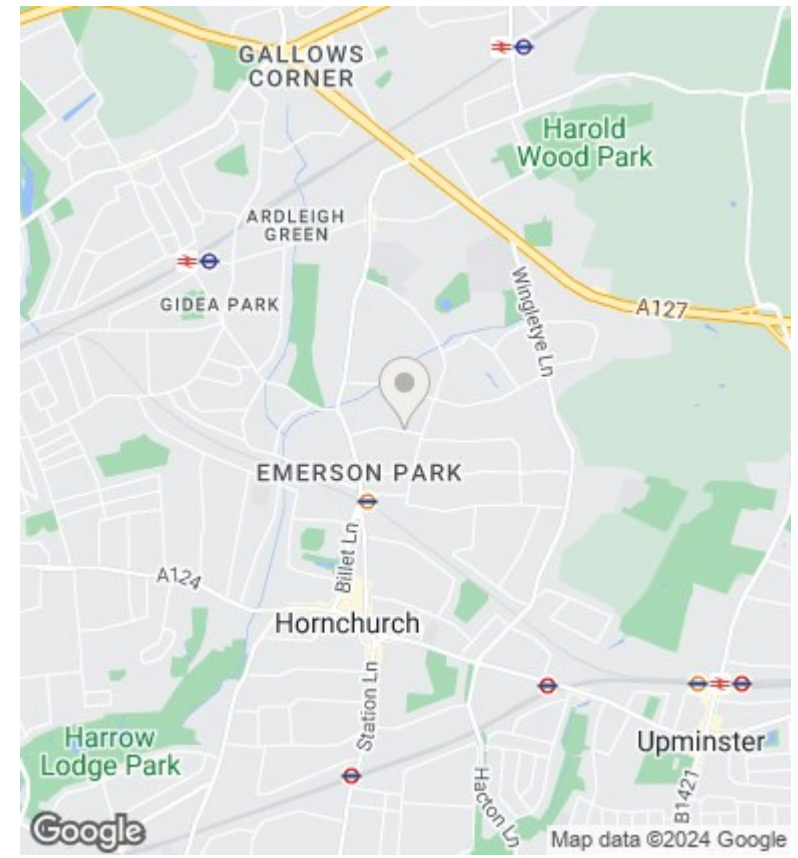
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<https://www.durdenandhunt.co.uk>

Burntwood Avenue
 Approx. Total Internal Area 7091 Sq Ft - 658.79 Sq M
 (Including Garage)
 Approx. Gross Internal Area Of Garage 346 Sq Ft - 32.10 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

H

EPC Rating:

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