



1st Class
Property 

Yevele Way
Emerson Park, Essex
Ref:1CP1151

Yevele Way Emerson Park, Essex

4 Bedroom Detached House

Master bedroom En-suite

2 Reception rooms

Fitted Kitchen/Diner

Garden—Garage—Games Room

£735,000

Features:

4 Bedrooms, Master Bedroom En-suite

Fitted Kitchen / diner

2 large Reception Rooms

Office, Ground floor W.C., Utility Room

Modern Family Bathroom

Nice rear garden with patio areas, Garage and

Games Room..



1st Class Property are delighted to be the sole agents bringing this beautiful home to the market. Within short walk to Emerson Park Station this family home is being sold with the benefit of **NO ONWARD CHAIN!** This is a good size family home in a much sought after location. Deceptively larger than it looks from the outside. Set on a corner plot, in a quiet Cul-de-Sac location.

4 bedrooms, master bedroom with en-suite bathroom. Further family bathroom. 2 reception rooms, fitted kitchen/diner, utility room, office and ground floor W.C.. Walled rear garden with patio areas. Garage and games room/gym area. Parking on drive for 2 vehicles. Lawned garden to front. Ideally situated on a corner plot with potential to expand further (STPP). This beautiful family home has huge potential and won't be on the market for long.

This is a great family home—book now to avoid disappointment! Being sold with the benefit of **NO ONWARD CHAIN.** This won't be on the market for long.

Don't miss out!!! Book your viewing by calling 01708 563997.

1st Class Property Services Ltd take every possible step to provide accurate descriptions of properties in all the information provided however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. All Purchasers are advised to obtain verification from their Solicitor or Surveyor.

Property Details:

Entrance hall: 10'11" x 9'6" < 14'0" into stairwell. Spacious entrance hall with access to ground floor accommodation and stairs to first floor. Under stairs cupboard housing meters/large storage cupboard. Texture ceiling with coving. Radiator. Vinyl flooring.

Reception room 1: 20'9" x 10'11". Double glazed Bay leaded style window front. Double glazed leaded style smaller bay to side and further, Double glazed leaded style high level window to side. Feature gas coal effect fire. Parquet flooring and carpet area. Texture ceiling with coving. Neutral decor.

Reception room 2: 24'5" x 11'0". Double glazed bay style window overlooking garden. Two double glazed French doors to garden. 2 Radiators. Part vinyl/part carpet flooring. Double French style doors to kitchen. Texture ceiling with coving. Neutral decor.

Fitted kitchen/diner: 24'8" x 6'6" < 13'5". Modern fitted kitchen with ample wall and base units, plus display cabinets. Plenty of storage. Integrated dishwasher and fridge. Dining area. Range cooker with extractor over. Tiled to walls. Wood flooring. Smooth ceiling with down-lights. Double French doors to 2nd reception room. Double glazed door to rear garden and double glazed window to rear aspect. Door to utility room.

Utility room: 11'2" x 6'5". Large built in storage cupboard. Boiler. Base unit with stainless steel sink with drainer. Tiled splash back. Space for fridge/freezer. Plumbing for washing machine. Radiator. UPVC door to front garden. Smooth ceiling with down-lights. Door to hallway.

Office/study: 8'7" x 6'4". Double glazed window to side aspect. Fitted carpet. Radiator. Texture ceiling.

Ground floor W.C.: 5'11" x 2'8". Low level W.C., vanity sink with storage under. Double glazed window to side aspect. Radiator. Fully tiled walls. Wood flooring.

First Floor:

Landing area: 14'2 into stairwell x 9'8". Access to all first floor accommodation and loft which is part boarded, insulated, has drop ladder and light. The new boiler (Dec 2015) is housed in loft. Large double glazed leaded style window in stairwell lets in plenty of natural light. Airing cupboard. Fitted carpet. Smooth ceiling with coving.

Bedroom 1: 11'10" > 10'8" (plus wardrobe) x 10'9". Double glazed leaded style window to front. Double glazed leaded style window to side. Lots of natural light. Built in wardrobes and drawers. Lots of storage. Fitted carpet. Radiator. Texture ceiling. Neutral decor. Door to:-

En-Suite: 6'11" x 5'7". Double glazed obscure leaded style window to side aspect. Corner panel bath with shower over. Vanity sink with cupboards under and mirror unit over. Low level W.C.. Fully tiled to walls. Vinyl flooring. Texture ceiling.

Bedroom 2: 14'6" > 12'9" x 8'3". Double glazed leaded style window to front. Built in wardrobes and drawer units. Plenty of storage. Fitted carpet. Modern decor. Texture ceiling. Radiator.

Bedroom 3: 10'10" x 9'6". 2 x Double glazed leaded style windows one to front and high level one to side aspect. Built in wardrobes and dressing table. Lots of storage. Fitted carpet. Texture ceiling with coving. Radiator.





Bedroom 4: 10'11" x 7'2" x 9'2". Double glazed leaded style window to side aspect. Built in wardrobes and drawer units. Fitted carpet. Texture ceiling with coving. Radiator.

Family Bathroom: 6'0" x 5'6". Double glazed obscure window to side aspect. Panel bath with shower over over/mixer tap. Low level W.C. Vanity sink with cupboard unit under. Tiled to walls. Vinyl flooring. Texture ceiling. Heated towel rail.

Outside:

Garden to rear: Good size rear garden with wrap around the garage area. Large patio area to the house and further corner patio. Mainly laid to lawn. Access to the garage and games rooms/gym room. There are 2 pedestrian gates, one to the garage and parking area, the other to the front of the house.

Garden to front & side: The property is located on a generous size corner plot with lawned area that wraps around the property with pathways to back and front entrances.

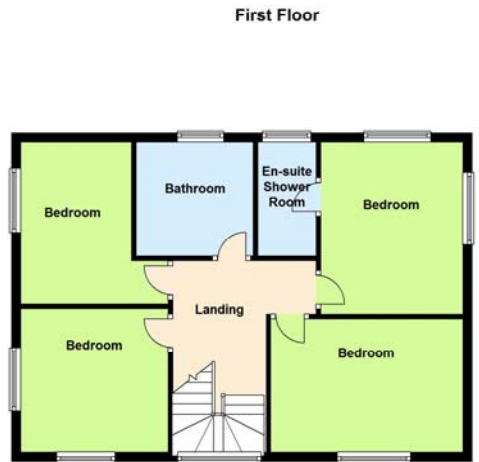
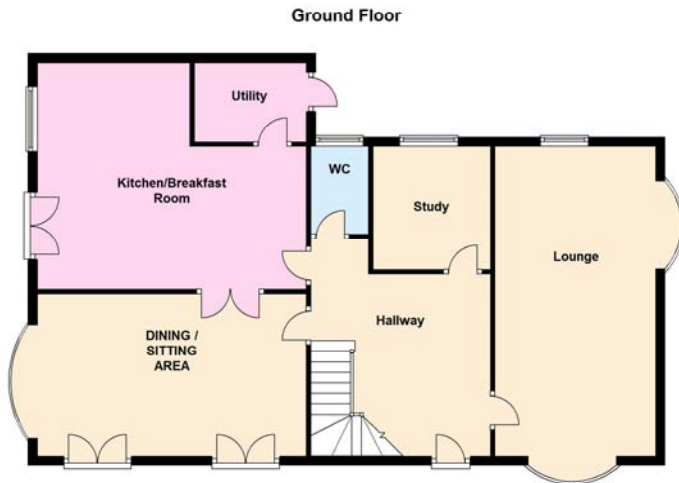
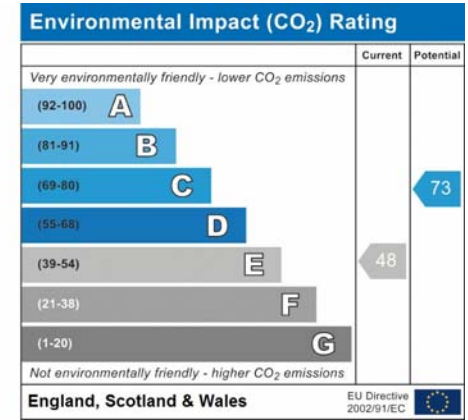
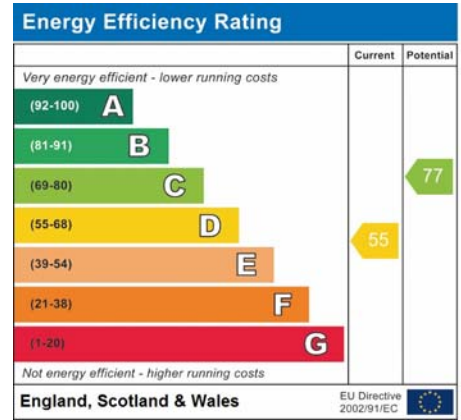
General information:

The property is well presented and offers a good size family home with further potential. With the benefit of NO ONWARD CHAIN, you can move in and make it yours.

Viewing strictly by appointment—call 01708 563997.



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