



**Ayloffs Walk, Hornchurch, RM11 2RD**

GUIDE PRICE £800,000 TO £825,000

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**Guide Price:**

**£800,000 to £825,000**



## Property Description

GUIDE PRICE £800,000 to £825,000

Brookings are delighted to offer for sale this detached family residence situated in Emerson Park.

The property comprises of: entrance hallway, reception room, dining room, family room, fitted kitchen, utility area and ground floor cloakroom.

To the first floor are three double bedrooms with dressing area to main bedroom, bathroom and separate w/c.

Externally to the front, side and rear is a well-stocked garden with patio and lawn bordered by and mix of trees and shrubs. There is also a brick-built outbuilding to the rear and driveway to the front which leads to the garage. The property also has off road parking for three vehicles.

The property is situated in Emerson Park close to local shops and amenities.

Ardleigh Green Primary School (Ofsted: Outstanding) is 0.4 miles.

Emerson Park Station is 0.7 miles.

Gidea Park Station (Elizabeth Line) 0.6 miles.

The property needs modernising.

### Front Garden:

36'1" (10.99) Approx x 59'1" (18.00) Approx.

Paved driveway leading to garage, off road parking for 3 cars, lawn with a mix of trees and shrubs.

### Entrance Hall:

Solid wood door to front, single glazed panelling to front and side, plastered papered walls, fitted carpet, understairs cupboard, radiator.

### Reception Room:

20' x 12' (6.1m x 3.66m) UPVC double glazed windows to front and side, UPVC double glazed doors to rear, plastered papered walls, fitted carpet, fireplace with fire surround and hearth, radiator.

### Dining Room:

11'11" x 10'5" (3.63m x 3.18m) 2 x UPVC double glazed windows to side, plastered painted walls, fitted carpet, radiator.

### Family Room:

17' x 9' (5.18m x 2.74m) UPVC double glazed window to rear, plastered painted walls, built in cupboards, fitted carpet, radiator.

### Ground Floor Cloakroom:

Window top side, plastered papered walls, hand wash basin, low level w/c, fitted carpet.

### Kitchen:

13'5" x 8'8" (4.1m x 2.64m)

### Utility Room:

8'8" x 6'2" (2.64m x 1.88m) UPVC double glazed stable door to rear, plastered painted walls, tiled splashback, space and plumbing for washing machine, built in cupboards, Butler sink, boiler cupboard, vinyl flooring, radiator.

### Stairs and Landing:

UPVC double glazed window to rear, plastered papered walls, fitted carpet to stairs and landing.

### Bedroom One:

14' x 12' (4.27m x 3.66m) UPVC double glazed windows to front and side, plastered papered walls, fitted carpet radiator.

### Dressing Room:

UPVC double glazed window to side, fitted wardrobes, dressing table with inset sink, fitted carpet.

### Bedroom Two:

14'4" (4.37) max x 10'6" (3.20) max 2 x UPVC double glazed windows to side, plastered papered walls, fitted wardrobe, fitted carpet. radiator



**Bedroom Three:**

13'6" x 8'8" (4.11m x 2.64m) UPVC double glazed window to front and side, plastered papered walls, fitted wardrobe, fitted carpet. radiator.

**Bathroom:**

UPVC double glazed window to side, part plastered painted walls, part tiled walls, hand wash basin, panel bath, hot and cold mixer tap with shower attachment, vinyl flooring, radiator.

**W/C:**

UPVC double glazed window to side, low level w/c, plastered papered walls, vinyl flooring.

**Rear Garden:**

59'1" Approx x 30'10" (18m Approx x 9.4m) Patio area with lawn bordered by wood panelled fencing and a mix of trees and shrubs.

**Outbuilding:**

13'10" 9'1" (4.22m 2.77m) UPVC double glazed patio door to front, plastered painted walls, fitted carpet.

**Garage:**

23'3" x 9' (7.09m x 2.74m) Roller door to front, wooden double doors to rear with single glazed glass panelling.



## Tenure

FREEHOLD

## Council Tax Band

G

## Viewing Arrangement

BY APPOINTMENT

## Contact Details

12 Brooke Estate  
Lyon Road  
Romford  
RM1 2AT

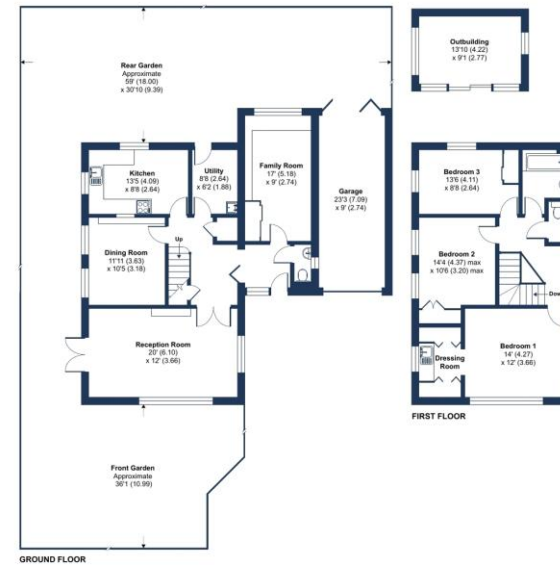
[brookings.co.uk](http://brookings.co.uk)

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02085919088

## Ayloffs Walk, Hornchurch, RM11

Approximate Area = 1576 sq ft / 146.4 sq m  
Garage = 210 sq ft / 19.5 sq m  
Outbuilding = 126 sq ft / 11.7 sq m  
Total = 1912 sq ft / 177.6 sq m  
For identification only - Not to scale

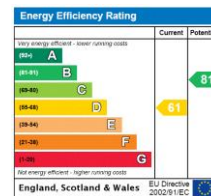


GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). ©nebacom 2025. Produced for Brookings Estate Agents. REF: 1228498



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements