



Nelmes Way House
4 Nelmes Way | Emerson Park | Essex | RM11 2QZ

KEY FEATURES

Nelmes Way House

Nelmes Way House presents an exceptional opportunity to purchase a period residency which features three independent, self-contained living areas over 4,800sqft. This property, originally built in 1927 boasts seven generously proportioned bedrooms and versatile accommodation suitable for multigenerational living or personalisation into an extensive family home. Desirably situated in Emerson Park, it is positioned within grounds of over half an acre and enjoys an outdoor swimming pool and external studio/games room.

Step inside Nelmes Way House, an outstanding period home to discover an abundance of traditional charm and adaptable living accommodation. The central hallway guides you through the versatile living space comprising of two reception rooms, a traditional kitchen/breakfast room, utility room with WC, two well-proportioned bedrooms and bathroom. Further to the ground floor accommodation, there is an adjacent, yet separately accessed annexe offering a reception room, two bedrooms, shower room and utility with garage access and loft storage. Ascending to the first floor, the self-contained accommodation features a reception room, study, kitchen which impressively opens onto an expansive balcony with spiral staircase, three spacious bedrooms and a family bathroom. Throughout the accommodation, the property has been inspired by traditional, wooden interiors and maintains charming original features which invites personalisation and potential modernisation. Whilst currently utilised as three self-contained living spaces, there is opportunity to convert the property to one, exclusive dwelling.

Step outside this magnificent property, to the enviable, expansive frontage featuring a sweeping in and out driveway with two double garages presenting ample parking. To the rear, the secluded, tranquil garden is laid mainly to lawn and mature shrubs. The garden additionally boasts a heated, outdoor swimming pool with changing facilities and a generously proportioned cabin/games room surrounded by fruit trees, vegetable patches, greenhouses and a potting shed. The property itself stands within grounds and gardens measuring over half an acre.

Desirably situated in the sought after location of Emerson Park, this property is superbly positioned within walking distance of local shops/amenities and 0.9 miles from Gidea Park Station with the Elizabeth Line running directly to London, Heathrow Airport and beyond. Similarly, by road, the M25, A12, and A127 networks ensure connectivity to the wider region. Nelmes Way is within catchment and proximity of outstanding schools, most notably approx. 0.3 miles from Ardleigh Green Infant and Junior Schools.

- Three Self-Contained Living Spaces
- Accommodation Over 4,800 sqft.
- Half an Acre of Grounds
- Outdoor Swimming Pool









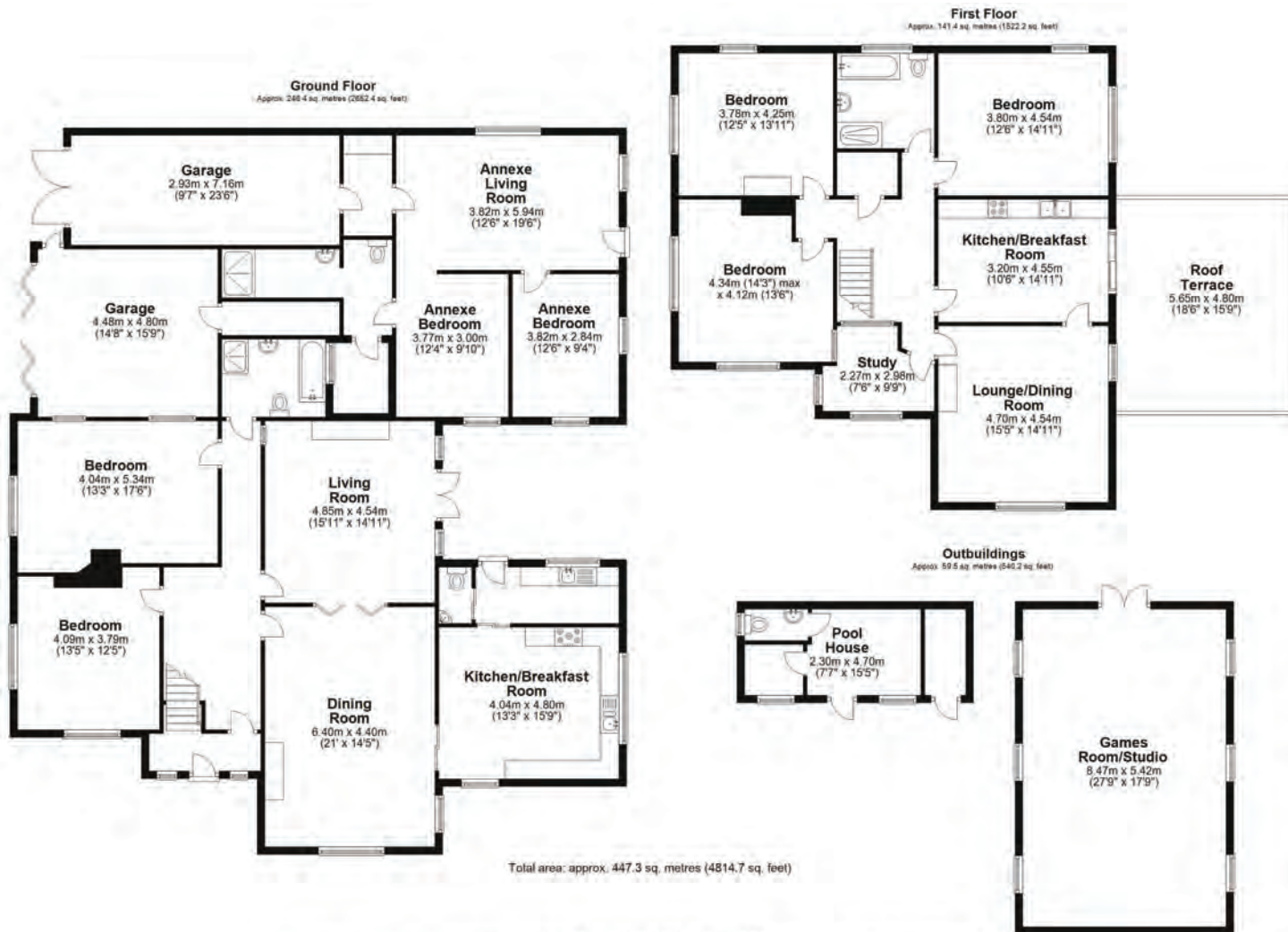












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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Council Tax Band: H (London Borough of Havering)
Tenure: Freehold



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