



HUNTERS

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

5 Southdown Road, Hornchurch, Essex, RM11 1LY



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Asking Price £400,000

Hunters Hornchurch are delighted to offer for sale this mid terraced house in need of refurbishment and situated in Hornchurch. The property comprises of: entrance hallway, lounge, dining room and kitchen. To the first floor are three bedrooms and bathroom. Externally the property has gardens to the front and rear. This property is in need of a full refurbishment and is also available with no onward chain.

Located within easy reach of Hornchurch Town Centre which offers quality shopping, restaurants and events during the year. As a shopping destination, Hornchurch caters for all from a large selection of retailers to a range of independent traders, from arts and crafts to high street fashion.

Hylands Primary School, St Mary's Catholic Primary School and The Frances Bardsley Academy for Girls are all within 0.5 miles. Romford Station (Elizabeth Line) is 1 mile.

Hunters Hornchurch 39 Station Lane , Hornchurch, RM12 6JL | 01708 676 120  
hornchurch@hunters.com | www.hunters.com

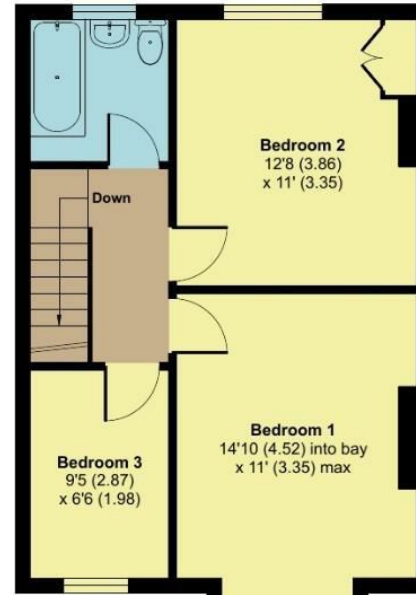
# Southdown Road, Hornchurch, RM11

Approximate Area = 921 sq ft / 85.5 sq m

For identification only - Not to scale



**GROUND FLOOR**  
APPROX FLOOR  
AREA 42.8 SQ M  
( 461 SQ FT)

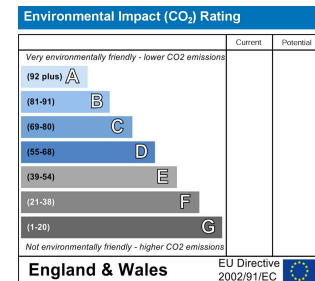
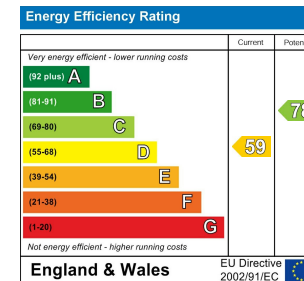


**FIRST FLOOR**  
APPROX FLOOR  
AREA 42.7 SQ M  
( 460 SQ FT)



**Certified  
Property  
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Hunters Property Group. REF: 1109860



### Frontage

Front garden with lawn and pathway leading to front door

### Hallway

UPVC double glazed door to front, plastered papered walls, wooden floorboards, radiator

### Reception Room

14'3" into bay x 11'10" max  
UPVC double glazed bay window to front, plastered papered walls, fireplace with fire surround and hearth, wooden floorboards

### Dining Room

12'7" x 11'1"  
UPVC double glazed window to rear, plastered papered walls, wooden floorboards,

### Kitchen

9'1" x 6'4"  
UPVC double glazed door and window to rear, plastered walls, wooden floorboards, Belfast sink,

### Stairs and Landing

Plastered papered walls, wooden floorboards

### Bedroom One

14'10" into bay x 11' max  
UPVC double glazed bay window to front, plastered papered walls, wooden floorboards

### Bedroom Two

12'8" x 11'  
UPVC double glazed window to rear, plastered papered walls, wooden floorboards

### Bedroom Three

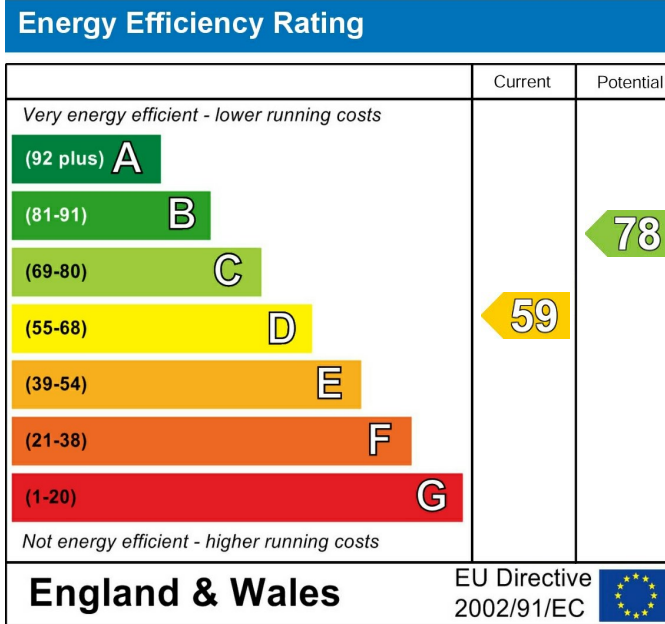
9'5" x 6'6"  
UPVC double glazed window to front, plastered papered walls, wooden floorboards

### Bathroom

UPVC double glazed window to rear, bath suite, plastered painted walls, tiled splash back, wooden floorboards

### Garden

84'0" x 18'0"  
Garden with lawn and a mix of trees and shrubs



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.











