



**Mellish Way, Hornchurch, Essex**  
**2 Bedroom Ground Floor Flat with Courtyard Garden**

**Guide Price : £280,000 - £300,000**

*Leasehold*



# Mellish Way, Hornchurch, Essex – 2 Bedroom Ground Floor Flat

## Property Details:

Calling all first-time buyers! Superb 2 Bedroom, Ground Floor Flat in the popular area of Hornchurch. This could be your first step on the ladder. Well proportioned with 2 double bedrooms both with built in wardrobes. Good size fitted kitchen. Family bathroom. Lovely lounge with French doors to the courtyard style garden area which has been designed for low maintenance, with patio areas for 'Al Fresco' dining in the summer. The shed will remain. You also have your own entrance door directly from the front. (No shared hallways). Top all this off with parking for 2 cars and this has all you need for your first home.

Quiet location close to Haynes Park, and with good schools, shops and amenities close by.

This property will appeal to a variety of buyers including first-time buyers, downsize home movers and investors. Huge bonus in the fact there is no onward chain so it is ready for you to move in and make it home. So don't delay, book your viewing! Viewing by appointment only.

## Ground Floor Flat:

**Entrance:** Covered storm porch and own front door into hallway.

**Hallway: 16'11" x 3'8" x 10'1" x 3'3" (L-Shaped):** Part frosted glazed door to front. Access to all accommodation. Wood flooring. Smooth ceiling with coving. Door to Bedroom 1. Large storage cupboard. Neutral décor.

**Bedroom 1: 17'10" x 14'5" x 9'3"** 2 x Double glazed windows one to front aspect, one to side aspect. Built in double wardrobe with mirror doors. Wood flooring. Radiator. Smooth ceiling with coving. Modern décor.

**Bathroom: 6'10" x 9'2"**.. Panel bath with mixer tap and shower over. Low level W.C. and hand basin. Tiled to walls and floor. Heated towel rail. Smooth ceiling. Extractor fan.

**Bedroom 2: 11'6" x 9'1"**. Double glazed window to side aspect. Built in double wardrobe with mirror doors. Wood flooring. Radiator. Smooth ceiling with coving. Modern Décor.

**Kitchen: 10'11" x 10'4"** – Double glazed window to rear aspect. Range of eyelevel and base units giving ample storage. Cupboard housing combi boiler. Space for freestanding Cooker with extractor over. 1 ½ bowl sink with flexi mixer tap and drainer. Space for washing machine. Space for fridge/freezer. Tile splash back. Tile floor. Smooth ceiling with spotlights. Neutral décor.

**Lounge: 15'1" x 10'11"** - Double glazed window to rear aspect and French doors to rear courtyard garden. Wood flooring. 2 x Radiators. Smooth ceiling with coving. Neutral décor.

## Outside:

**Rear Courtyard:** Low maintenance courtyard garden with patio area for 'Al Fresco' summer dining and further patio wrapping around to the rear of the property with Shed to remain. There is a gate that goes out to the front and parking area.

**To Front of property:** Pathway leading to the parking area. Lawned communal green area with trees and shrubs. Bin sheds.

Council Tax Band: **C** - Local Council: **Havering**.  
Approximate gross internal area - **67 m2 – 721 ft2**.  
EPC: **C**

**Lease:** 163 years left = **Ground rent & Service Charge:** £156 pcm

The vibrant Town Centre of Hornchurch has a wide range of shops, banks, theatre, chic bars and restaurants and everything you would expect from a town centre. Plenty to do for all age groups and beautiful parks and recreation areas. There is also a good selection of schools in the area. Road links via A12 / A127 / M25 are all within easy reach and there is a bus service into both Hornchurch and Romford with bus stops a few minutes' walk from the property. Five minutes to Gidea Park Station for trains into London via Elizabeth Line.

Being sold with no onward chain, this is a super property just waiting for you to come and make it yours!

# NO ONWARD CHAIN

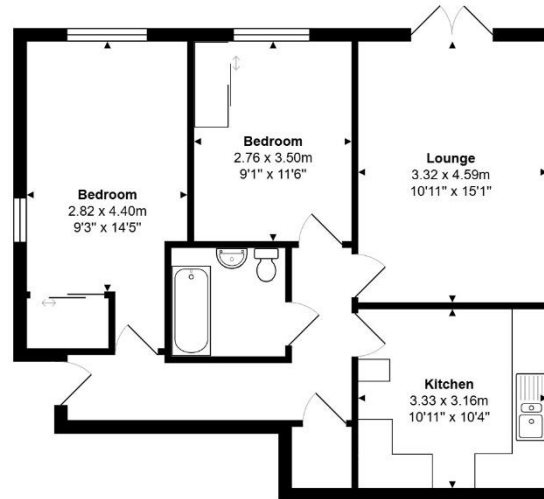


**NO ONWARD CHAIN**





- 2 Bedrooms
- Bathroom
- Lounge
- Fitted Kitchen / Diner
- Courtyard Garden
- Shed to remain
- Gas Central Heating
- Double glazing
- Parking
- Sought after location
- Good Transport Links



Total Area: 65.7 m<sup>2</sup> ... 707 ft<sup>2</sup>

Measurements are approximate for illustrative purposes only and may have been taken from the widest area  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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#### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

**NO ONWARD CHAIN**