



## Cheviot Road

Hornchurch, RM11 1LP

- Guide Price £525,000 - £550,000
  - Three Bedrooms
  - Driveway For Two Cars
    - Mid Terrace
  - 0.8 Miles to Romford Station
    - 80' Rear Garden

**Guide Price £525,000 - £550,000 - Freehold - Council Tax: D**

# Cheviot Road

Hornchurch, RM11 1LP



## Entrance Hall

Entrance door, frosted double glazed window to front, stairs to first floor, understairs cupboard, radiator with cover, laminate flooring.

## Reception Room

26'7 x 12'6 narrowing to 11'5 (8.10m x 3.81m narrowing to 3.48m )  
Double glazed bay window to front, double glazed French doors to front, feature fireplace, two radiators, coved ceiling, laminate flooring.

## Kitchen

15'9 x 6' narrowing to 5'3 (4.80m x 1.83m narrowing to 1.60m )  
Double glazed window to rear, part glazed door to side, wall and base units, one and a half bowl corner sink, gas hob, oven, extractor, integrated fridge freezer and dishwasher, plumbing for washing machine, radiator, part tiled walls, vinyl flooring.

## Landing

Loft access, coved ceiling, carpet.

## Bedroom One

14'4 x 8'8 to wardrobes (4.37m x 2.64m to wardrobes )  
Double glazed bay window to front, fitted wardrobes, radiator with cover, coved ceiling, carpet.

## Bedroom Two

12'4 x 10'1 (3.76m x 3.07m )  
Double glazed window to rear, fitted wardrobes, radiator with cover, coved ceiling, laminate flooring.

## Bedroom Three

8'3 x 7'3 (2.51m x 2.21m )  
Double glazed window to front, built in wardrobes, radiator, laminate flooring.

## Bathroom

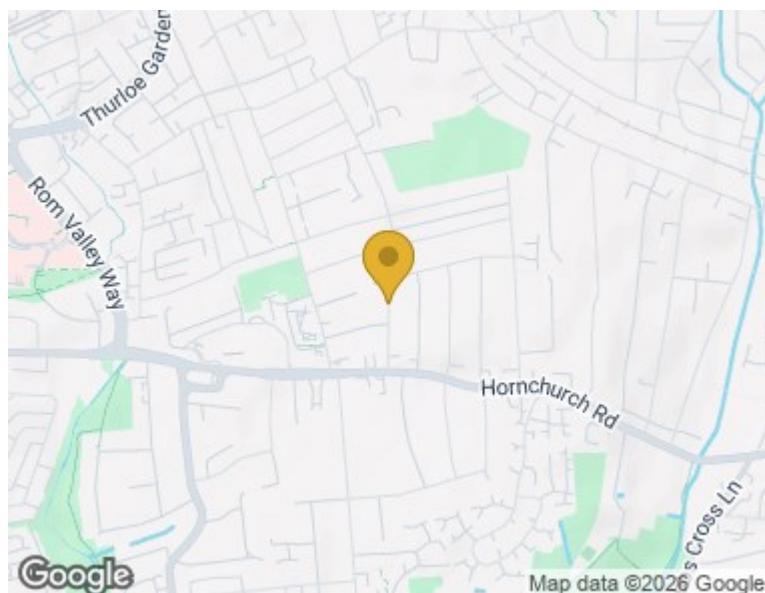
Frosted double glazed window to rear, low level WC, pedestal wash hand basin, roll top bath, radiator, coved ceiling, part tiled walls, tiled flooring.

## Garden

80' (24.38m )  
Decked area, lawn, surrounding flower beds, shed, outside tap, lights and power.

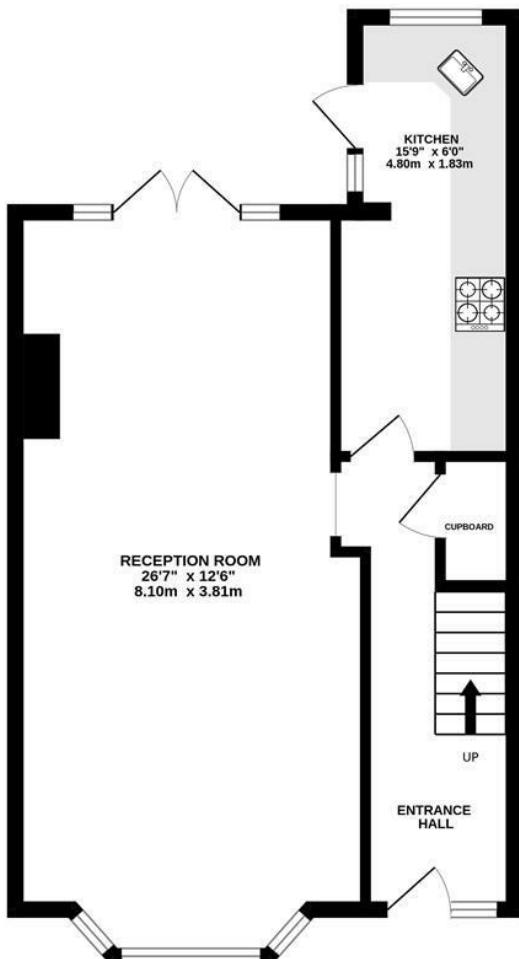
## Driveway

Driveway to front for two cars.

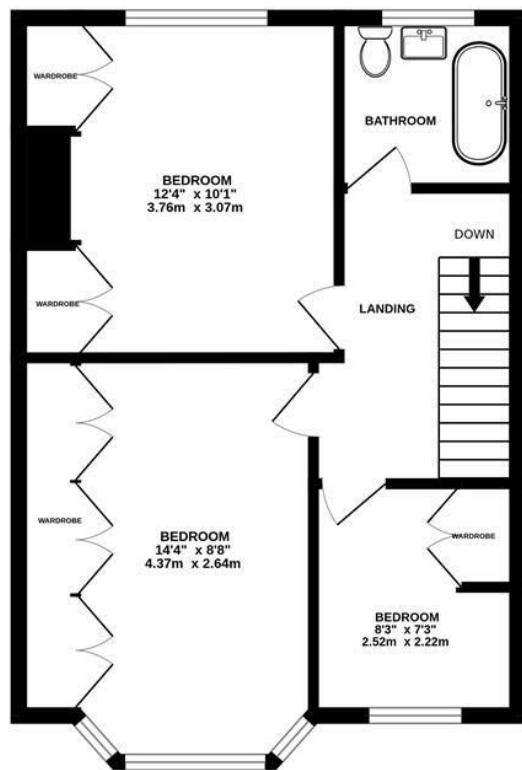




GROUND FLOOR  
489 sq.ft. (45.4 sq.m.) approx.



1ST FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA: 938 sq.ft. (87.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2025

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Material Information:  
Council Tax Band: D  
Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		85	67
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		EU Directive 2002/91/EC	
England & Wales		EU Directive 2002/91/EC	