



Northdown Road, Hornchurch, Essex, RM11 1NE

- Mid Terraced
- Three Bedrooms
- In Need Of Modernisation
 - Chain Free
 - Driveway
- Potential To Extend STPP
- 0.8 Miles To Emerson Park Station

£450,000 - Freehold - Council Tax: D

Northdown Road

Hornchurch, RM11 1NE



Porch

8'8 x 3' (2.64m x 0.91m)

French doors, double glazed windows to side and front, spotlights, tiled flooring.

Entrance Hall

16'6 x 6'4 (5.03m x 1.93m)

Entrance door, radiator, carpet.

Reception Room One

15' x 10'8 (4.57m x 3.25m)

Double glazed bay window to front, electric fireplace, French doors opening to reception room two, radiator.

Reception Room Two

12'5 x 9'7 (3.78m x 2.92m)

French doors opening to reception room one, laminate flooring, frosted window to side.

Kitchen/ Dining Room

15'11 x 10'2 (4.85m x 3.10m)

Spotlights, double glazed sliding door to rear, double glazed window to rear, wall and base units, single drainer sink, double oven, four ring electric hob, radiator, tiled flooring.

Wet Room

9' x 6'5 (2.74m x 1.96m)

Shower, low level WC, wash hand basin, vinyl flooring.

Landing

8'7 x 6' (2.62m x 1.83m)

Loft access, carpet.

Bedroom One

15' x 9'7 (4.57m x 2.92m)

Double glazed bay window to front, built in wardrobes, radiator, carpet.

Bedroom Two

12'5 x 9'7 (3.78m x 2.92m)

Double glazed window to rear, built in wardrobe, radiator, carpet.

Bedroom Three

10'2 x 6'4 (3.10m x 1.93m)

Double glazed window to front, radiator, carpet.

Bathroom

6'4 x 6'4 (1.93m x 1.93m)

Double glazed window to rear, tiled floor and walls, corner bath, low level WC, wash hand basin, radiator.

Garden

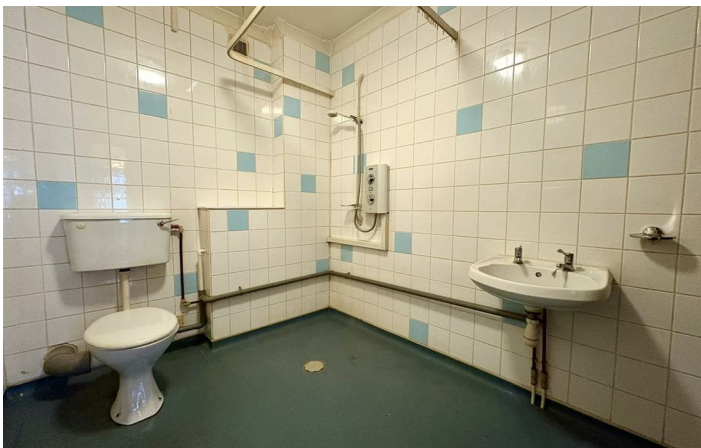
90' (27.43m)

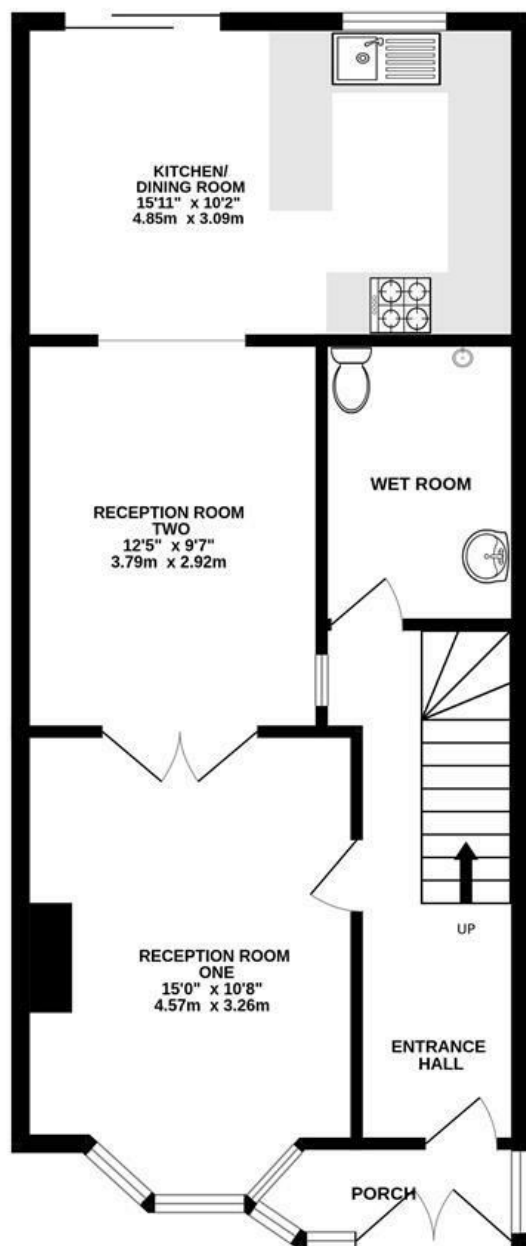
Part paved, part decked, part laid to lawn, two sheds.

Parking

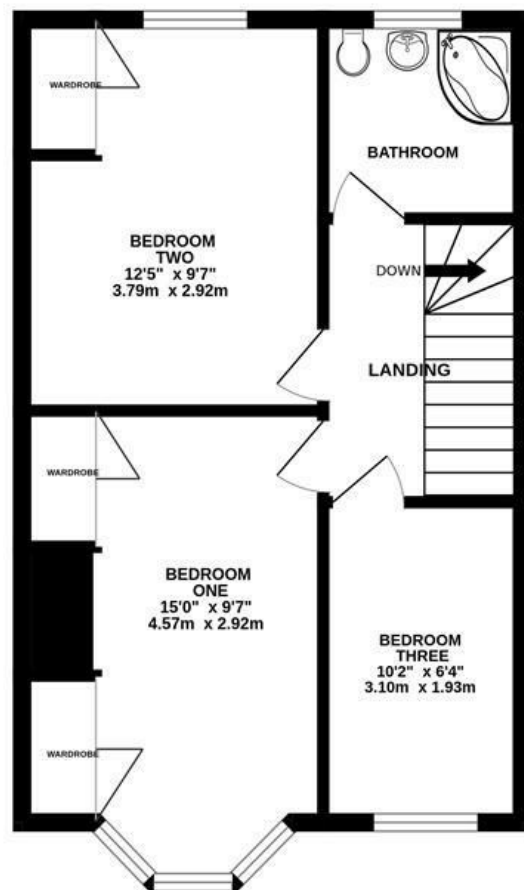
Paved driveway for two cars.







GROUND FLOOR
595 sq.ft. (55.3 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.

TOTAL FLOOR AREA : 1001 sq.ft. (93.0 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.
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Material Information:
Council Tax Band: D
Tenure: Freehold

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

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