Noble
Residential









Purbeck Road,Hornchurch, Essex, RM11 1NA

- Guide Price £625,000 - £650,000
- Heavily Extended
- Four Bedrooms
- Driveway For Three Cars
- End Of Terrace
- 0.9 Miles to Romford Station
- 70' Rear Garden
- Outbuilding With Power

Guide Price £625,000- £650,000 - Freehold - Council Tax: D

Purbeck Road

Hornchurch, RM11 1NA

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Entrance Hall
18'5 x 5'5 (5.61m x 1.65m)
Entrance door, double glazed window to front, under stairs storage cupboard, radiator, laminate flooring.

Reception Room One
17'4 x 12'3 (5.28m x 3.73m)
Double glazed bay window to front with fitted shutters, electric fireplace, radiator, laminate flooring.

Reception Room Two
9'9 x 8'10 (2.97m x 2.69m)
Double glazed window to front with fitted shutters, radiator, laminate flooring.

Kitchen/Dining Room
26'1 x 16'1 (7.95m x 4.90m)
Two sets of double glazed bi fold doors to rear, spot lights, fitted wall and base units, island with cupboards under, breakfast bar and five ring gas hob with extractor over, granite work tops with inset sink, double oven , radiator, laminate flooring, opening to Snug.

Snug
11'3 x 8'4 (3.43m x 2.54m)
Radiator, laminate flooring, opening to kitchen/dining room.

Utility Room
7'2 x 5'1 (2.18m x 1.55m)
Velux window, wall and base units, space for washing machine and tumble dryer, heated towel rail, tiled flooring, boiler.

Ground Floor Shower Room
7'2 x 3'3 (2.18m x 0.99m)
Shower cubicle, low level WC, vanity wash hand basin, tiled flooring.

Landing
9'8 x 7'1 (2.95m x 2.16m)
Double glazed window to side, carpet, stairs to ground and second floor.

Bedroom One
14' x 8'8 (4.27m x 2.64m)
Double glazed window to front with fitted shutters, built in wardrobes, radiator, laminate flooring.

Bedroom Two
12'3 x 9'2 (3.73m x 2.79m)
Double glazed window to rear, built in wardrobes, radiator, laminate flooring.

Bedroom Three
8' x 7'3 (2.44m x 2.21m)
Double glazed window to front with fitted shutters, spotlights, radiator, laminate flooring.

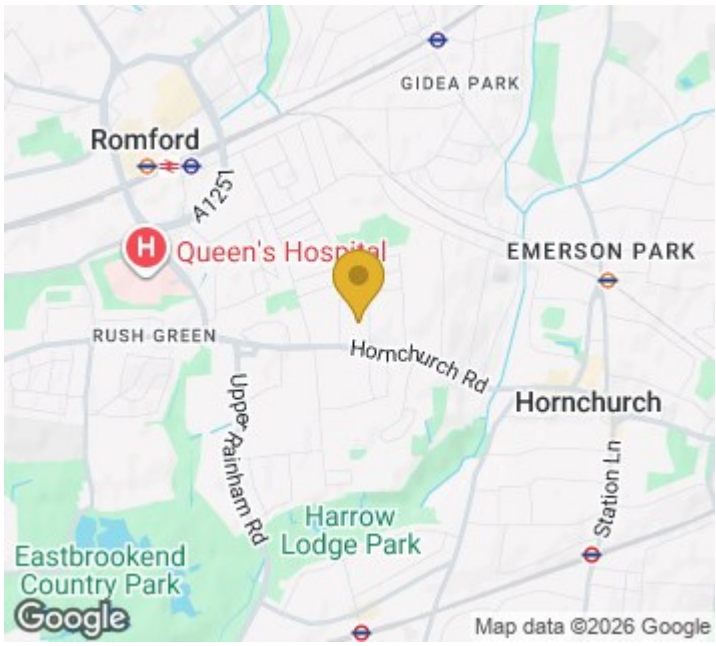
Bathroom
6'4 x 6' (1.93m x 1.83m)
Panelled bath with shower attachment, low level WC, vanity wash hand basin, double glazed window to rear, underfloor heating, tiled walls and flooring.

Landing
7' x 5'6 (2.13m x 1.68m)
Carpet, stairs to first floor.

Bedroom Four
15'4 x 14'1 (4.67m x 4.29m)
Spotlights, two Velux windows to rear, built in wardrobes, radiator, laminate flooring, access to eaves storage.

Garden
70' (21.34m)
Side pedestrian access, outdoor lighting, patio area with steps leading up to artificial grass area, composite decking area to rear of garden with gazebo. Detached outbuilding to the rear of the garden comprising of two rooms both with power and lighting ideal as gym/office/ games rooms etc.

Driveway
Driveway to front for three cars.



















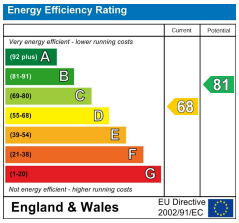


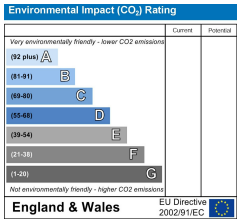
TOTAL FLOOR AREA : 1967 sq.ft. (182.7 sq.m.) approx.

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





168 – 170 Hornchurch Road, Hornchurch, Essex, RM11 1QH
T: 01708 963 063 E: sales@nobleresidential.co.uk W: www.nobleresidential.co.uk

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