

PAYNE & Co



Mellowes Road, Hornchurch

Hornchurch

Guide Price £450,000



Guide Price: 450,000 – £475,000. This three-bedroom semi-detached house is for sale in Hornchurch and is presented in good condition. The property offers one reception room, one kitchen and one bathroom, providing a straightforward layout suitable for a range of buyers. The EPC rating is C, indicating relatively efficient energy performance. Hornchurch benefits from a range of local amenities, including shops, cafés and restaurants centred around Hornchurch High Street. Harrow Lodge Park and Hornchurch Country Park are both accessible by a short drive, offering open green spaces, walking routes and recreational facilities. Public transport links are available from Hornchurch Underground station on the District Line, providing services to Upminster, Barking, West Ham and central London, with journeys to the City typically taking around 35–45 minutes. Emerson Park station, on the London Overground, offers connections towards Romford and Upminster. Local bus routes operate throughout the area, linking residential streets with town centre facilities and nearby transport hubs. Hornchurch also has access to a selection of primary and secondary schools within the wider area, as well as sports centres and community facilities. This three-bedroom semi-detached house for sale therefore sits within a residential setting with established local services and transport options.

London Borough of Havering Tax Band D – **£2,424.66 per annum (2025/2026)**

Council Tax band: D

Tenure: Freehold

*In accordance with Section 21 of the Estate Agents Act 1979, we declare that a connected person has a personal interest in this property, being: Related to a partner.*

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- No onwards chain
- Semi-Detached house
- Side access
- Three bedrooms
- Large reception
- Off-street Parking
- Suitable for first time buyers



## Ground Floor

### Hallway

### Kitchen

9' 2" x 9' 5" (2.79m x 2.88m)

### Reception

12' 8" x 16' 8" (3.86m x 5.08m)

### W.C

### First Floor Landing

### Bedroom

14' 1" x 9' 1" (4.28m x 2.76m)

### Bedroom

11' 10" x 9' 1" (3.60m x 2.76m)

### Bedroom

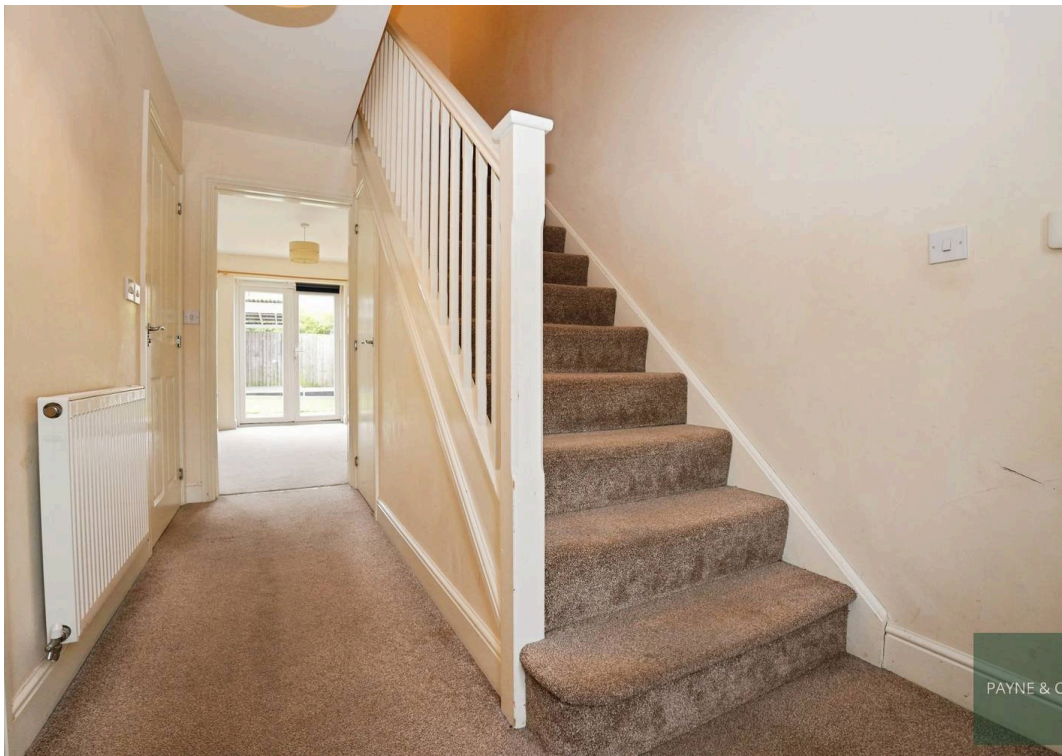
10' 1" x 8' 11" (3.08m x 2.71m)

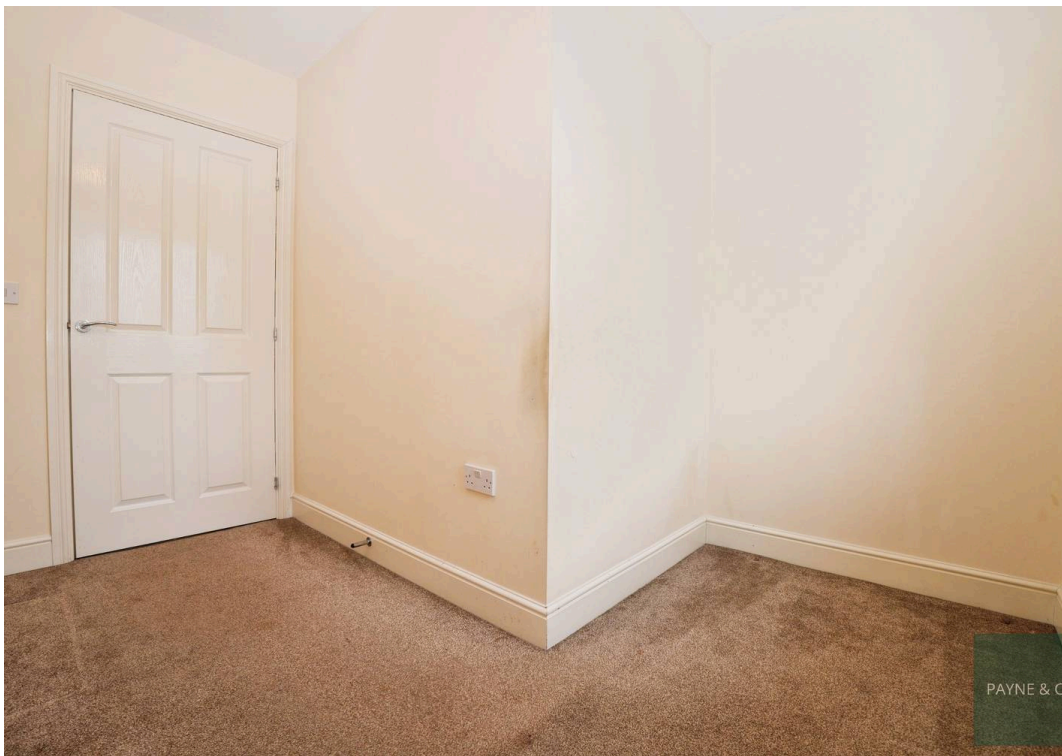
### Bathroom



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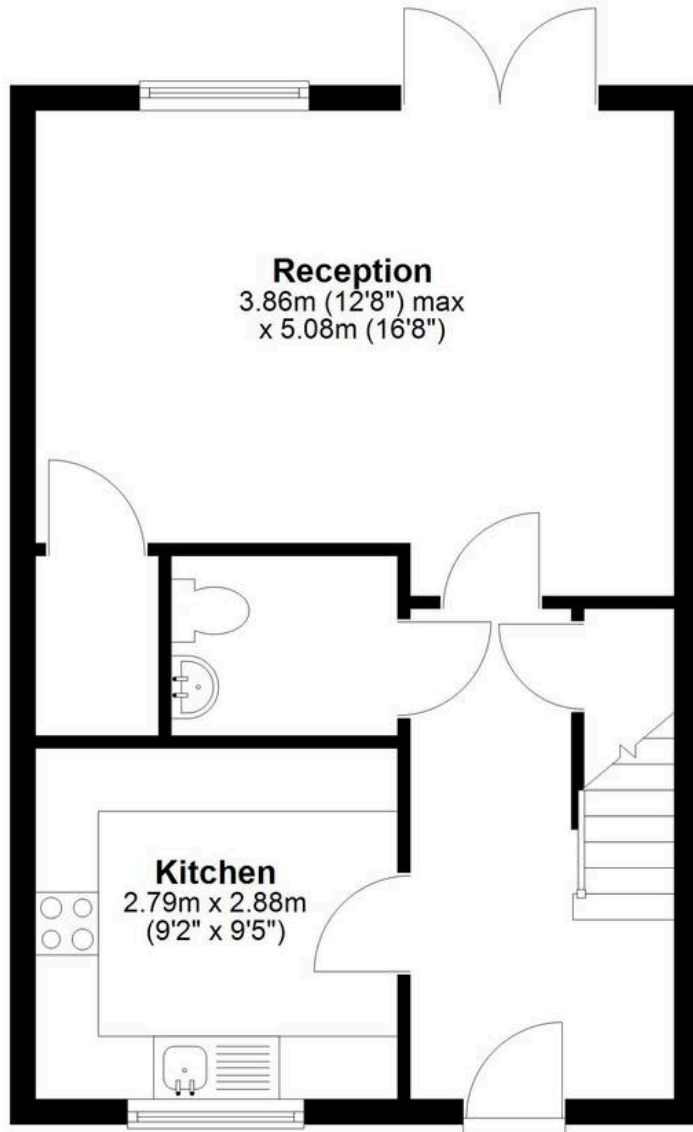






## Ground Floor

Approx. 39.9 sq. metres (429.8 sq. feet)



### Reception

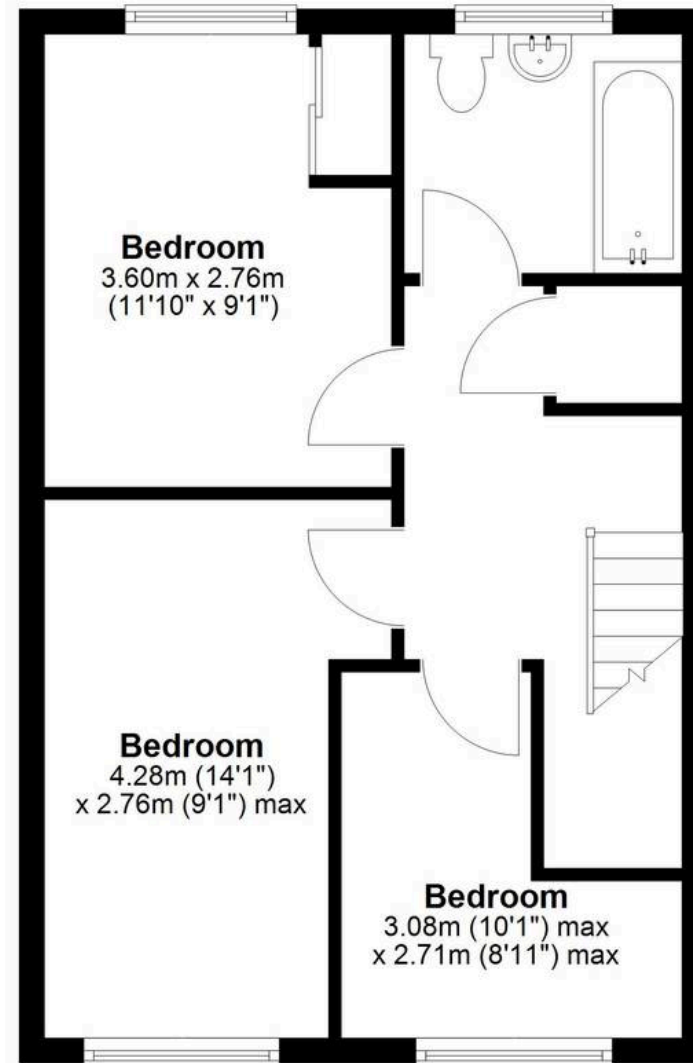
3.86m (12'8") max  
x 5.08m (16'8")

### Kitchen

2.79m x 2.88m  
(9'2" x 9'5")

## First Floor

Approx. 40.7 sq. metres (438.0 sq. feet)



### Bedroom

3.60m x 2.76m  
(11'10" x 9'1")

### Bedroom

4.28m (14'1")  
x 2.76m (9'1") max

### Bedroom

3.08m (10'1") max  
x 2.71m (8'11") max

Total area: approx. 80.6 sq. metres (867.8 sq. feet)

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 give.

Plan produced using PlanUp.



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