



Southend Arterial Road, Hornchurch, RM11 2SQ

- Vacant with No Onward Chain
 - Extended House
 - Three Bedrooms
- South-Westerly Facing Rear Garden
 - Detached Garage to Rear
- 17 Min Walk to Harold Wood Station (source: google maps)
 - Loft Conversion Permission (Bedroom & Ensuite)

Guide Price £400,000 - Freehold - Council Tax: D

Southend Arterial Road

Hornchurch, RM11 2SQ



Entrance Hall

Entrance door, windows each side. Stairs to first floor, cupboard under stairs, radiator, carpet.

Reception Room

23'11 x 10'1 max sizes (7.29m x 3.07m max sizes)
Double glazed window. Smooth ceiling, two radiators, carpet.

Kitchen

14'6 x 6'4 (4.42m x 1.93m)
Double glazed windows to two aspects, double glazed door to rear garden. Range of base and eye level wall cabinets with worktops, single drainer 1.5 bowl sink, stainless steel four burner gas hob with integrated oven beneath and overhead extractor, breakfast bar, smooth ceiling, part tiled walls, tiled floor.

Laundry Room

10' x 6'3 max sizes (3.05m x 1.91m max sizes)
Window. Range of base and eye level wall cabinets with worktops, smooth ceiling, part tiled walls, wall mounted boiler, vinyl flooring.

First Floor Landing

Access to loft, carpet.

Bedroom One

12'4 x 10'3 max sizes (3.76m x 3.12m max sizes)
Double glazed window. Radiator, carpet.

Bedroom Two

11'2 x 10'3 max sizes (3.40m x 3.12m max sizes)
Double glazed window. Smooth ceiling, radiator, carpet.

Bedroom Three

9'11 x 6'1 max sizes (3.02m x 1.85m max sizes)
Double glazed window. Smooth ceiling, radiator, carpet.

Bathroom

6'1 x 5'6 (1.85m x 1.68m)
Double glazed window. Suite comprising of panelled bath with shower attachment to tap and overhead bracket, pedestal wash basin and low level wc, smooth ceiling, tiled walls, radiator, vinyl flooring.

Rear Garden - South-Westerly Facing

Gardening currently in progress by the seller.
Pedestrian rear gate access from the service road and a detached garage.

Detached Garage

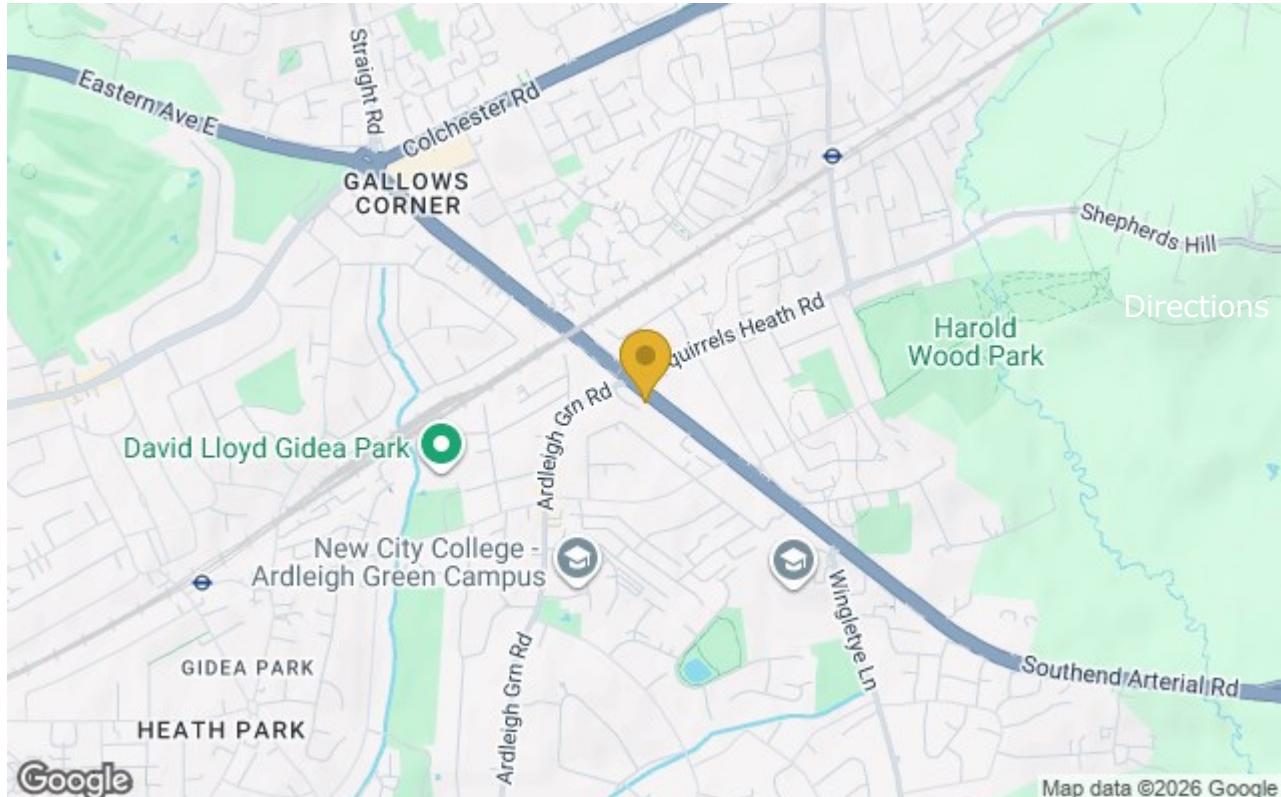
Vehicle access via rear service road. Awaiting access to measure and describe once the garden is cleared.

Parking

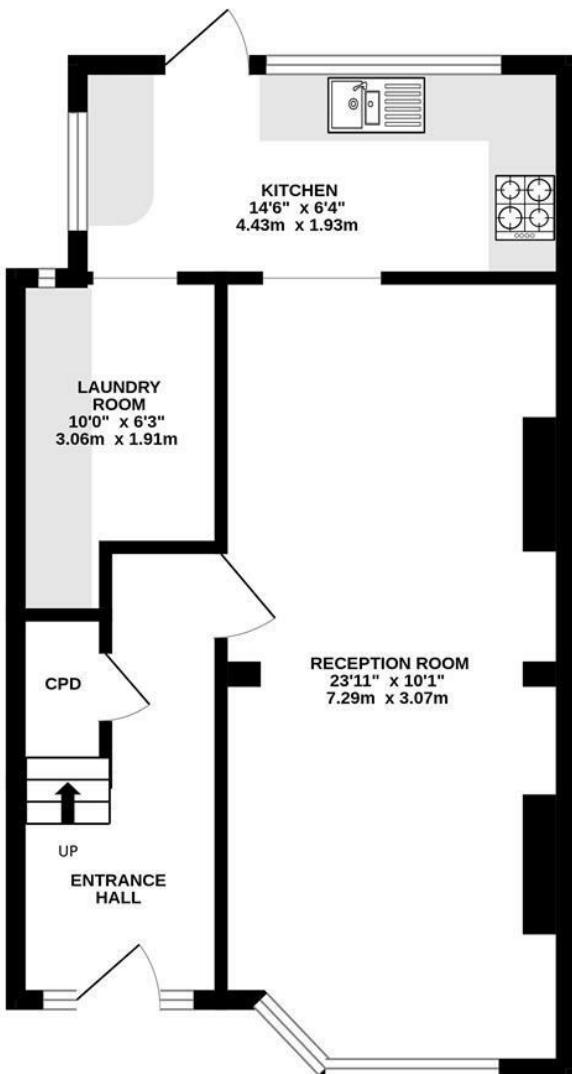
Scope for drive to front subject to planning permission and dropped kerb installation from the local authority.

Agents Note

There is a Certificate of Lawfulness for a loft conversion with a rear dormer and front Velux windows for a fourth bedroom with ensuite.

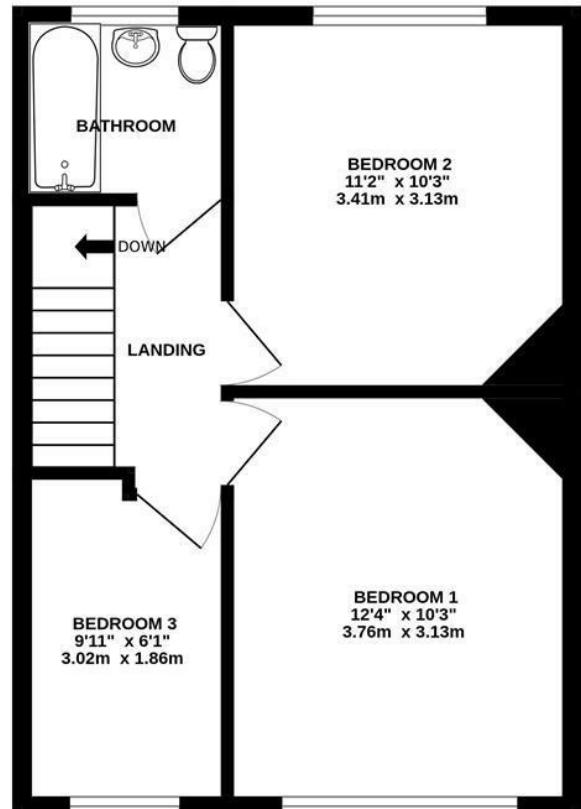






GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.

TOTAL FLOOR AREA : 830 sq.ft. (77.1 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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1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.

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			87
(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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	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	