Noble
Residential









Southdown Road, Hornchurch, RM11 1LY

- Extended End Terrace House
- Three Bedrooms
- Two Reception Rooms
- Two Bathrooms
- Drive For Multiple Vehicles
- 73ft Rear Garden with Outbuilding
- Scope to Convert Loft & Extend to Side (STPP)
- 28-Min Walk to Romford Station (source: google maps)

£500,000 - Freehold - Council Tax: D

Southdown Road

Hornchurch, RM11 1LY

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Entrance Hall
Double glazed entrance door, double glazed window. Smooth ceiling, stairs to first floor, two cupboards under stairs one housing boiler, radiator with thermostatic valve, laminate flooring.

Ground Floor Shower Room
8'10 x 6'3 (2.69m x 1.91m)
Double glazed window. Suite comprising of large shower cubicle, gloss white unit with wash basin and low level wc, smooth ceiling, spotlights, tiled walls, heated towel rail, vinyl flooring.

Reception Room One
15'10 x 11'10 into bay (4.83m x 3.61m into bay) (currently used as bedroom) Double glazed bay window. Coving, radiator with thermostatic valve, carpet.

Reception Room Two
12'6 x 11' (3.81m x 3.35m)
Coving, radiator with thermostatic valve, carpet.

Kitchen/Dining Room
14'8 x 8'11 (4.47m x 2.72m)
Double glazed windows to two aspects, double glazed double doors to rear garden. Range of gloss grey base and eye level wall cabinets with worktops and splashbacks, composite single drainer sink, integrated dishwasher, integrated oven, four burner induction hob, coving, radiator with thermostatic valve, laminate flooring.

First Floor Landing
Double glazed window. Smooth ceiling, carpet.

Bedroom One
15'10 x 11' into bay (4.83m x 3.35m into bay)
Double glazed bay window. Smooth ceiling, coving, fan & light unit, radiator with thermostatic valve, carpet.

Bedroom Two
12'6 x 11' (3.81m x 3.35m)
Double glazed window. Smooth ceiling, coving, radiator with thermostatic valve, carpet.

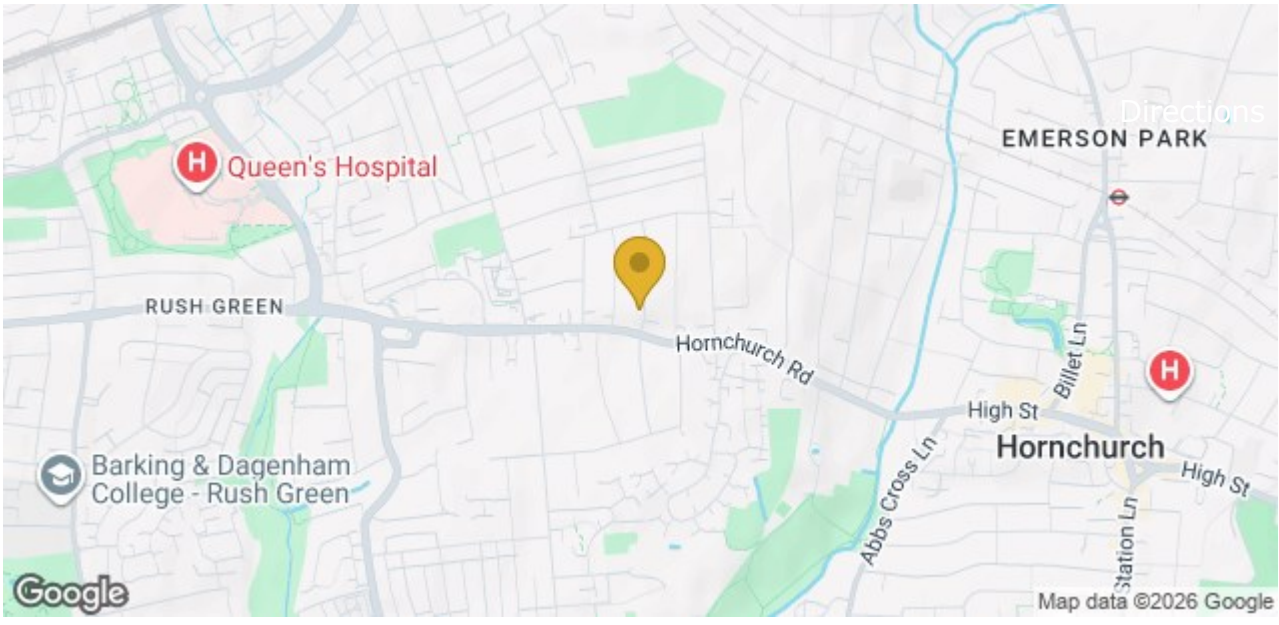
Bedroom Three
9'5 x 6'5 (2.87m x 1.96m)
Double glazed window. Radiator with thermostatic valve, carpet.

Bathroom
6'5 x 6'5 (1.96m x 1.96m)
Double glazed window. Suite comprising panelled bath with separate overhead electric shower, pedestal wash basin and low level wc, access to loft, tiled walls, radiator, vinyl flooring.

Rear Garden - West Facing
73' approx. (22.25m approx)
Raised slabbed seating area to the direct rear of the property, further hardstanding seating area at the end of the garden in front of the outbuilding, the remainder in mainly laid to lawn, outside tap, outside light.

Outbuilding
19'5 x 9'7 (5.92m x 2.92m)
Two double glazed window, double glazed doors to garden. Timber construction, power points, lighting, laminate flooring.

Parking
Block paved drive to front offering off road parking for multiple vehicles.



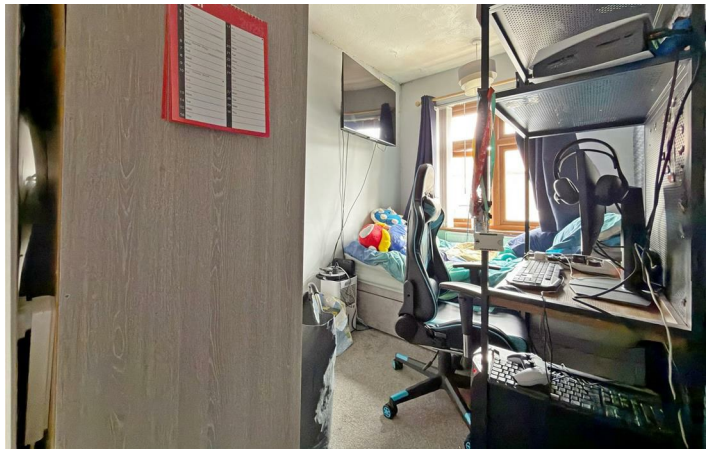






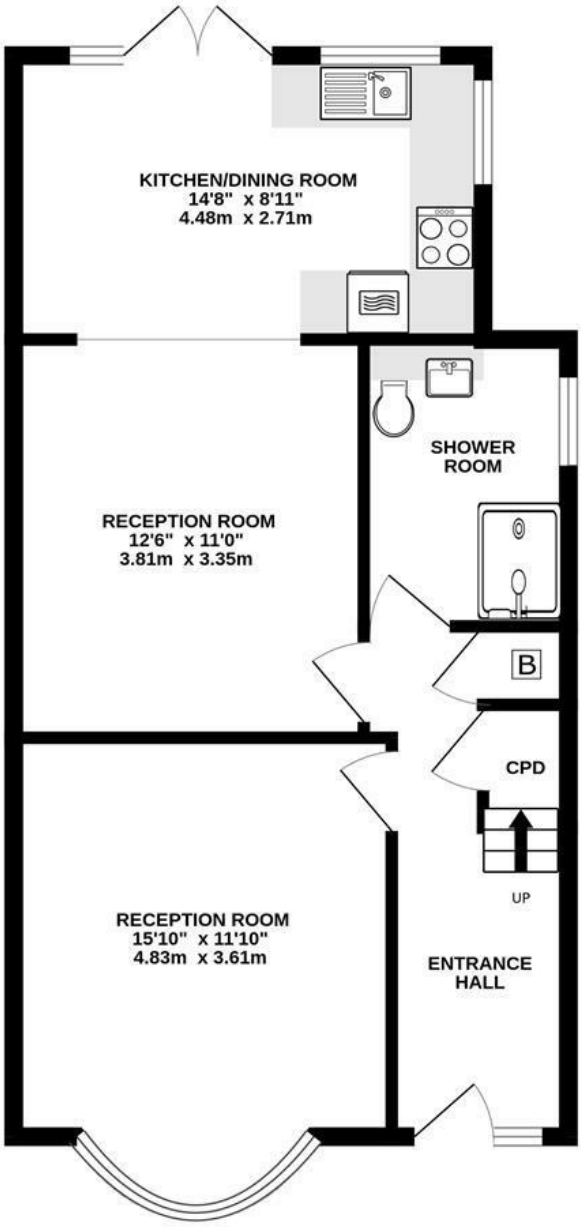



THE TARDIS
PET NEEDS





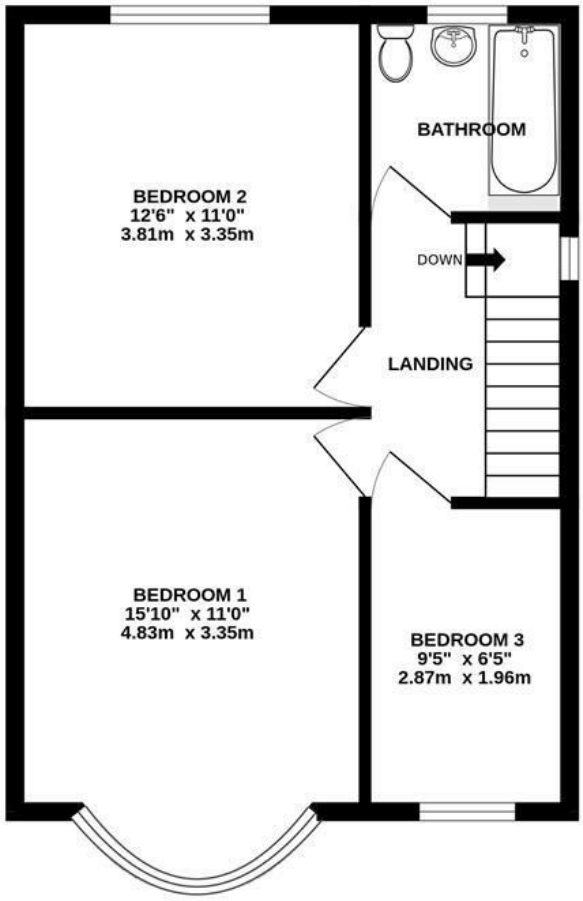




GROUND FLOOR
578 sq.ft. (53.7 sq.m.) approx.

TOTAL FLOOR AREA : 1024 sq.ft. (95.1 sq.m.) approx.

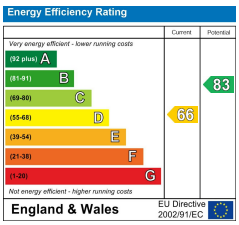
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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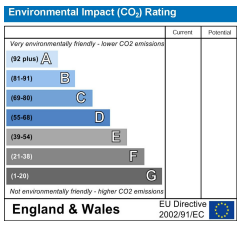


1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.

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Material Information:
Council Tax Band: D
Tenure: Freehold





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