



Southdown Road, Hornchurch, RM11 1LZ

- Extended End Terrace House
 - Four/Five Bedrooms
 - Two Bathrooms
- Driveway For Multiple Vehicles
- 73ft East Facing Rear Garden with Garden Room & Entertaining Area
 - Side Access to Rear Garden
- 27 Min Walk to Romford Station (source: google maps)

£650,000 - Freehold - Council Tax: E

Southdown Road

Hornchurch, RM11 1LZ



Porch

Entrance door. Smooth ceiling, wall lights, laminate flooring.

Entrance Hall

Entrance door, double glazed window. Smooth ceiling, coving, radiator, stairs to first floor, two cupboards under stairs, laminate flooring.

Reception Room

28' x 11'3 max sizes (8.53m x 3.43m max sizes)
Double glazed bay window to front aspect and double glazed patio doors to rear garden. Smooth ceiling, coving, radiator, laminate flooring.

Kitchen

14'3 x 13' max sizes (4.34m x 3.96m max sizes)
Double glazed window. Range of gloss white base and eye level wall cabinets with black worktops, composite 1.5 bowl sink with spray tap, integrated microwave and wine cooler, overhead extractor hood and fan, smooth ceiling, spotlights, wall mounted Vaillant boiler, splashback tiles, LED plinth lighting, vinyl tiles to floor.

Laundry Lobby

5'8 x 4'2 (1.73m x 1.27m)
Double glazed window, double glazed door to rear garden. Smooth ceiling, spotlights, radiator, plumbing and power for washing machine and tumble dryer.

Shower Room

5'8 x 4'6 (1.73m x 1.37m)
Double glazed window. Suite comprising of corner shower cubicle with handheld and waterfall heads, low level wc, wash hand basin with cupboard beneath, smooth ceiling, spotlights, tiled walls, tiled floor.

Office/Bedroom

14'9 x 6'7 max sizes (4.50m x 2.01m max sizes)
Double glazed oriel window. Smooth ceiling, coving, radiator, laminate flooring.

First Floor Landing

Smooth ceiling, coving, access to loft, carpet.

Bedroom

15'7 x 10' max sizes (4.75m x 3.05m max sizes)
Double glazed bay window. Smooth ceiling, radiator, laminate flooring.

Bedroom

12'5 x 10' max sizes (3.78m x 3.05m max sizes)
Double glazed window. Smooth ceiling, coving, radiator, built in wardrobes with mirrored doors, laminate flooring.

Bedroom

13'1 x 9'7 (3.99m x 2.92m)
Two double glazed oriel windows. Smooth ceiling, coving, radiator, laminate flooring.

Bedroom

9' x 5'8 (2.74m x 1.73m)
Double glazed window. Smooth ceiling, coving, built in cupboard, electric heater, laminate flooring.

Bathroom

13'1 x 6'4 (3.99m x 1.93m)
Two double glazed windows. Suite comprising of bath, separate shower cubicle with handheld and waterfall heads, low level wc and wash basin with drawers and cupboards beneath, smooth ceiling, spotlights, extractor, tiled walls, heated towel rail, vinyl flooring.

Rear Garden - East Facing

73' approx. (22.25m approx)
To the direct rear of the property is a covered seating area with heaters and Indian sandstone slabs, outside power and lighting, footpath leading to the end of the garden where there is a further block paved seating area and entertaining area, outdoor bar, garden room and two sheds, artificial lawn area, pedestrian side access via gate.

Garden Room

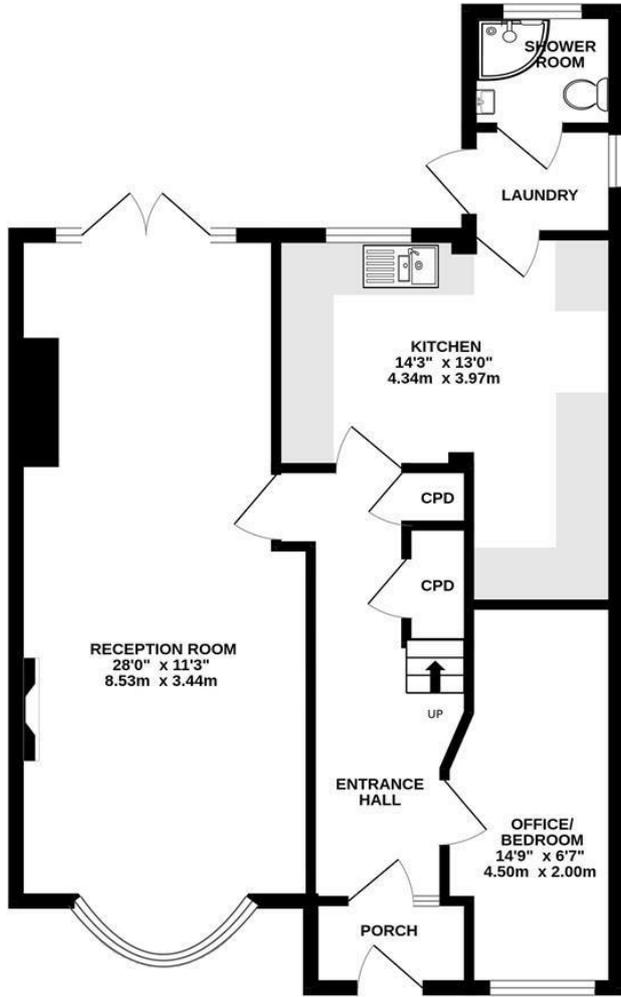
14'4 x 10'6 (4.37m x 3.20m)
Windows to two aspects and double doors. Fan & light unit to ceiling, power points.

Parking

Crazy paved drive to front via dropped kerb for multiple vehicles.

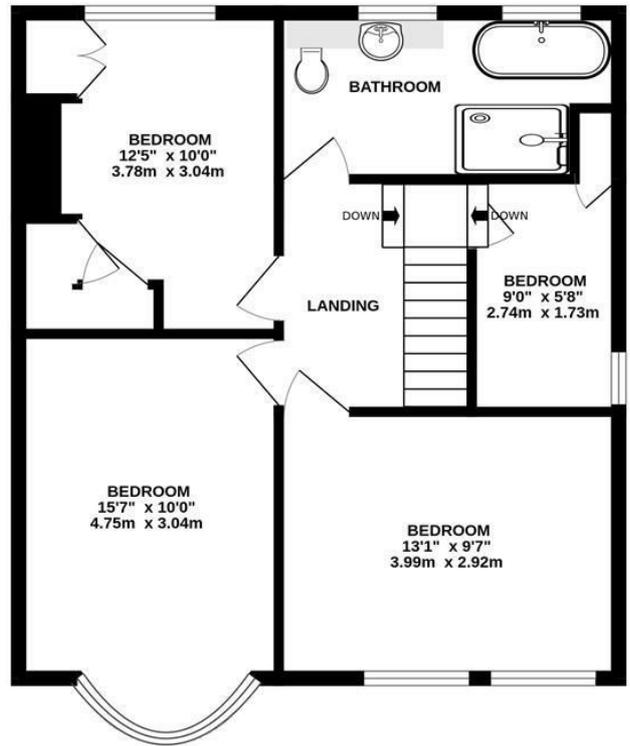






GROUND FLOOR
678 sq.ft. (63.0 sq.m.) approx.

TOTAL FLOOR AREA : 1273 sq.ft. (118.2 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
594 sq.ft. (55.2 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Material Information:
 Council Tax Band: E
 Tenure: Freehold

