

*To arrange a viewing contact us  
today on 01268 777400*



## Mendip Road, Hornchurch £500,000

Aspire are pleased to present this substantial and beautifully arranged four-bedroom, three-bathroom family terraced residence, ideally located on Mendip Road in Hornchurch. Set across three thoughtfully planned floors, this home offers generous internal accommodation, excellent outdoor space, and a highly convenient setting for families and commuters alike.

The property is superbly positioned within close proximity to a wide selection of local shops, cafés, restaurants, and everyday amenities. Excellent transport links are nearby, including regular bus routes and easy access to mainline train services into London, making this an ideal home for those requiring reliable commuter connections while still enjoying a strong community feel.

Upon entering the property, you are welcomed by a spacious entrance hallway that sets the tone for the rest of the home. The main living room is warm and inviting, finished in a neutral colour palette that enhances the sense of space and light—perfect for relaxing evenings and family gatherings.

To the rear, the home truly comes into its own with a large open-plan kitchen and dining area. The kitchen is fitted with built-in appliances, coordinated cabinetry, and complementary work surfaces, creating a practical yet stylish hub of the home. French patio doors open directly onto the rear garden, allowing natural light to flood the space and providing seamless indoor-outdoor living. A ground-floor bathroom/WC adds valuable convenience for busy households.

The first floor offers three well-proportioned bedrooms, all suitable for family living, home working, or guest accommodation, along with a modern family bathroom. The layout provides flexibility for growing families or those needing additional space.

Occupying the entire second floor is an impressive principal bedroom suite. This large master bedroom benefits from ample storage and a private ensuite bathroom, creating a peaceful retreat separate from the rest of the home. With bathrooms located on all three floors, the property is exceptionally well-suited to modern family life.

Externally, the property boasts a large private rear garden, ideal for entertaining, children's play, or summer dining. The garden also features a detached outbuilding divided into two separate rooms, currently used as a gym and storage space. This versatile structure offers excellent potential for alternative uses such as a home office, studio, or hobby room (subject to any necessary consents).

To the front, the property benefits from off-street parking for up to two vehicles, enhanced by security pillars, providing both practicality and peace of mind.

Reception Room:

14'0" x 11'0" (4.27m x 3.35m)

Reception / Dining Room 2:  
10'0" x 10'0" (3.05m x 3.05m)

Kitchen / Diner:  
16'0" x 8'0" (4.88m x 2.44m)

Bedroom One (Principal):  
14'0" x 12'0" (4.27m x 3.66m)

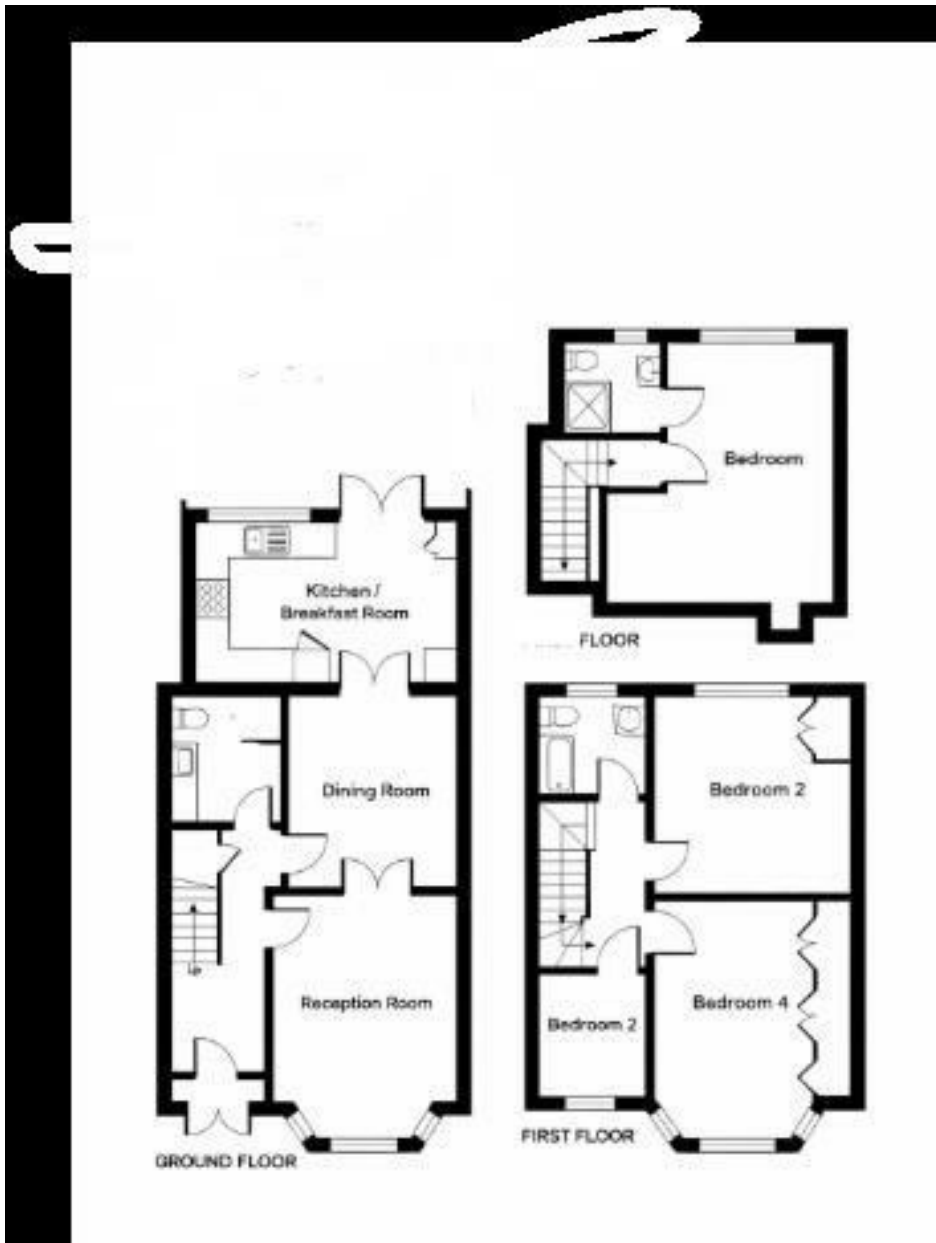
Bedroom Two:  
12'0" x 10'0" (3.66m x 3.05m)

Bedroom Three:  
11'0" x 10'0" (3.35m x 3.05m)

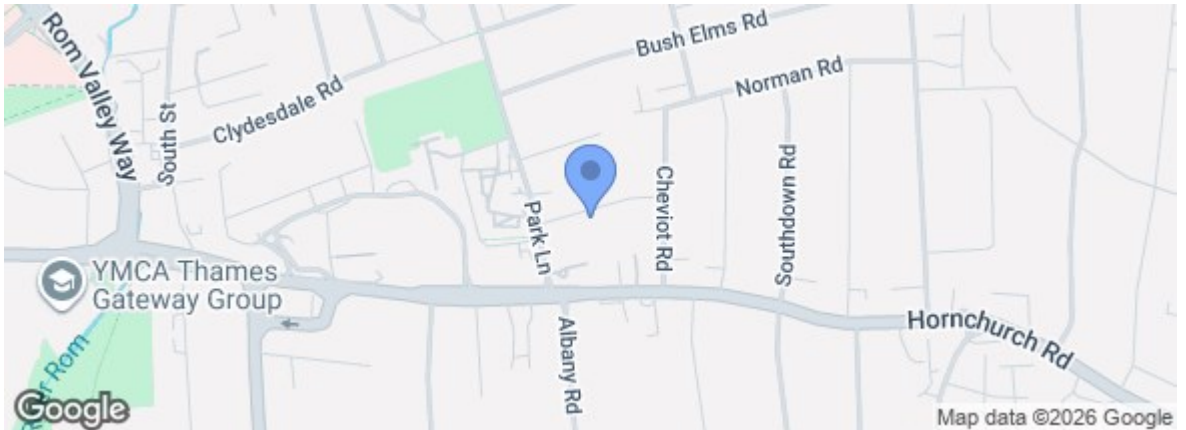
Bedroom Four:  
7'0" x 6'0" (2.13m x 1.83m)

Rear Garden:  
102'0" x 18'0" (31.09m x 5.49m)

Outbuilding:  
13'0" x 11'0" (3.96m x 3.35m)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.