



## Southdown Road

Hornchurch, RM11 1LY

Guide Price £475,000 - £500,000. Fabulous opportunity to purchase this impressive three bedroom extended end terrace home, within a 24 minute walk of Romford Station (source: googlemaps). The accommodation includes entrance hallway, two reception rooms and kitchen/dining room. First floor, landing, three bedrooms and bathroom. Externally a landscaped 72ft garden with pedestrian side access, to the front is off road parking via dropped kerb.

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## Entrance Hall

Entrance door, two double glazed windows. Smooth ceiling, coving, radiator, cupboard under stairs, tiled floor.

## Reception Room

19'1 x 11'7 into bay (5.82m x 3.53m into bay)  
Double glazed bay window. Smooth ceiling, feature wood burning stove, bay radiator, carpet.

## Kitchen/Dining Room

17'8 x 16'11 max sizes (5.38m x 5.16m max sizes)  
Double glazed door to rear garden, double glazed window. Range of base and eye level wall cabinets with butcher style worktops, boiler enclosed in cabinet, ceramic single drainer double bowl sink set into work top, integrated fridge/freezer, integrated dishwasher, range style oven to remain with overhead extractor hood and fan. Smooth ceiling, part tiled walls, radiator, tiled floor.

## Reception Room

8'11 x 7'0 (2.72m x 2.13m)  
Double glazed patio doors and two windows to rear garden. Smooth ceiling, wood effect flooring.

## First Floor Landing

Double glazed window. Smooth ceiling, access to loft space, coving, carpet.

## Bedroom One

15'9 x 10'9 into bay (4.80m x 3.28m into bay)  
Double glazed bay window. Smooth ceiling, coving, radiator, built in wardrobe, carpet.

## Bedroom Two

12'6 x 10'9 max sizes (3.81m x 3.28m max sizes)  
Double glazed window. Smooth ceiling, coving, radiator, built in wardrobe, carpet.

## Bedroom Three

9'3 x 6'6 (2.82m x 1.98m)  
Double glazed window. Smooth ceiling, coving, radiator, carpet.

## Bathroom

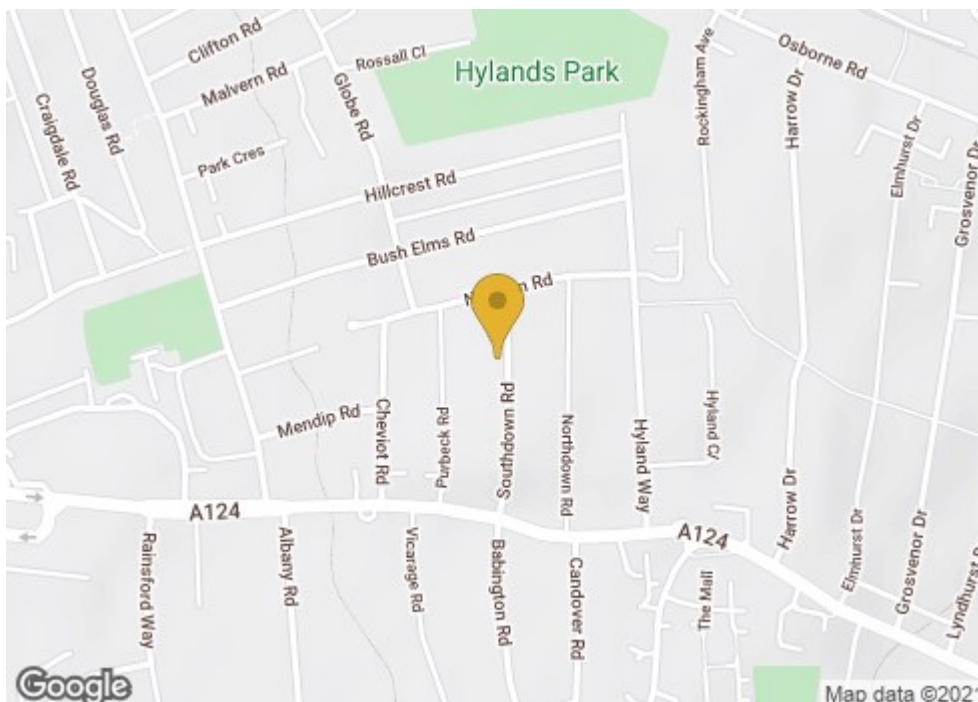
6'6 x 6'3 (1.98m x 1.91m)  
Double glazed window. Suite comprising of freestanding bath with separate overhead shower and glass screen, low level wc, wash basin with cupboard beneath. Smooth ceiling, coving, extractor fan, part tiled walls, electric shaving point, tiled floor.

## Rear Garden

72' (21.95m)  
Landscaped rear garden. Large raised Indian Sandstone patio area with steps leading down to a turfed area. Block paved path leading to shed. Pedestrian side access to side of the property.

## Parking

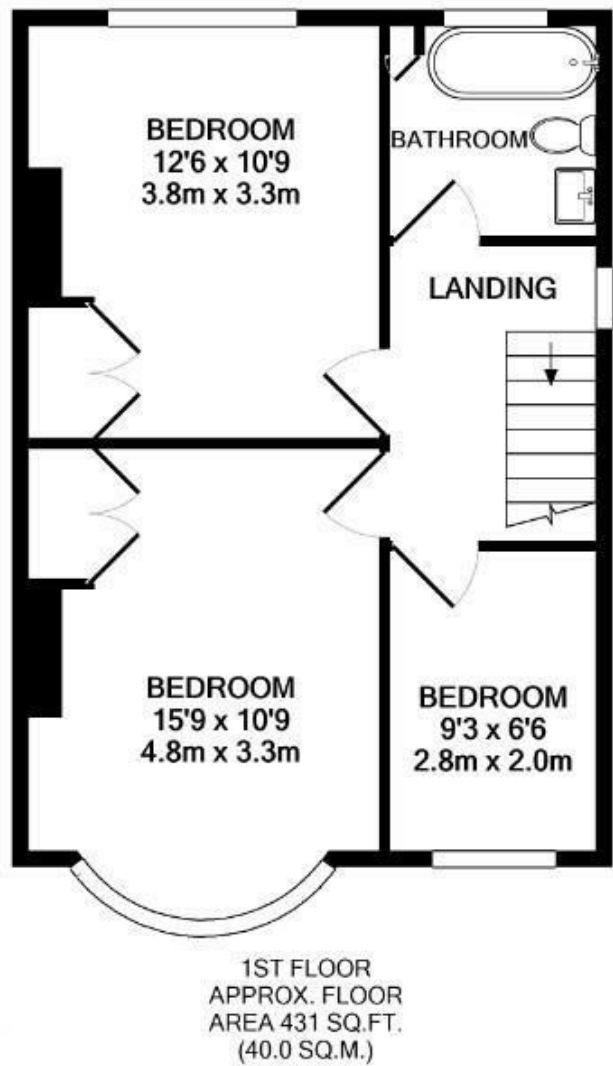
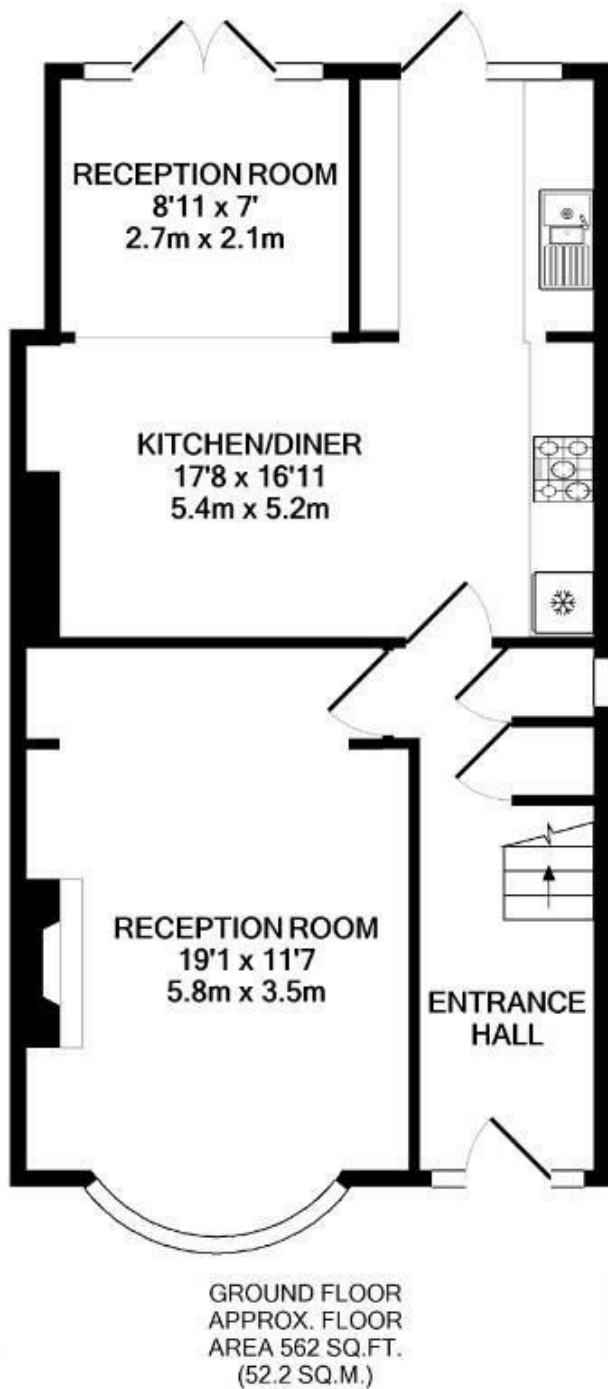
Off road parking to front of property via dropped kerb.











**TOTAL APPROX. FLOOR AREA 992 SQ.FT. (92.2 SQ.M.)**

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