



**Southdown Road, Hornchurch, RM11 1LY**

Available immediately is this ground floor two bedroom maisonette with its own private rear garden, further benefits include two bedrooms both with fitted wardrobes, modern bathroom, open plan living/kitchen/dining area with appliances to remain, under floor heating and a driveway for two cars.

**£1,550 PCM (per calendar month) - Council Tax Band: B**  
**Holding deposit equal to one weeks rent**  
**Security deposit equal to five weeks rent**

# Southdown Road

Hornchurch, RM11 1LY



## Entrance Hall

Part frosted double glazed entrance door, vinyl flooring with under floor heating, cupboard.

## Open Plan Living/Kitchen/Dining Area

18'9 x 15'9 narrowing to 8'7 (5.72m x 4.80m narrowing to 2.62m)

Double glazed French doors to rear with double glazed side lights, double glazed window to rear, vinyl flooring with under floor heating. Kitchen area: fitted wall and base units, electric hob, oven and extractor, plumbing for washing machine, integrated fridge, stainless steel single drainer sink, boiler.

## Bedroom One

13'1 x 8'11 (3.99m x 2.72m)

Double glazed bay window to front, carpet, under floor heating, fitted wardrobes.

## Bedroom Two

8'10 x 6' (2.69m x 1.83m)

Double glazed window to front, carpet, under floor heating, fitted slide robes.

## Bathroom

Frosted double glazed window to side, extractor, vinyl flooring with under floor heating, heated towel rail, paneled bath with shower over, pedestal wash hand basin, low level WC, part tiled walls.

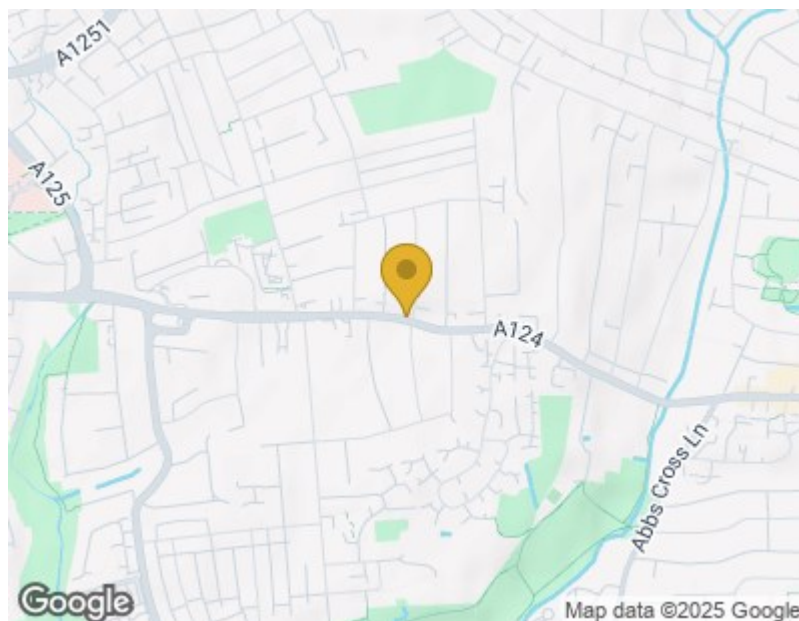
## Garden

34' x 32' (10.36m x 9.75m)

Private rear garden, side pedestrian access, patio with raised planters, outside tap, light and power.

## Driveway

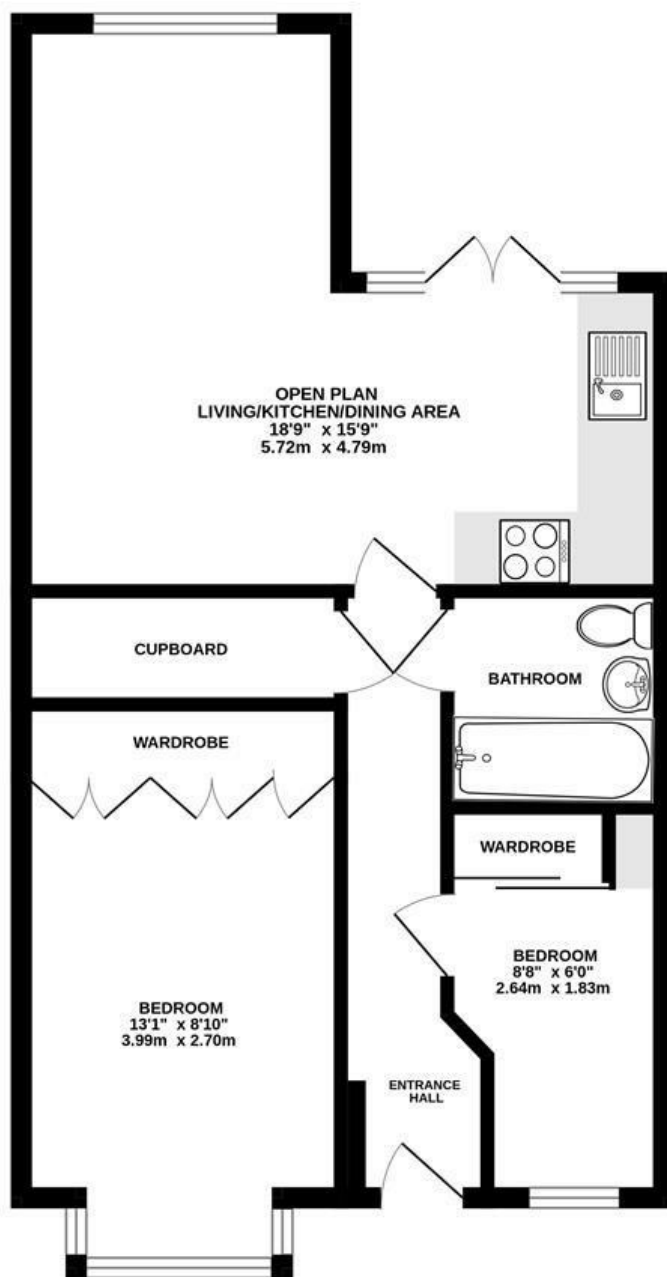
Driveway to front providing parking for two cars.







GROUND FLOOR  
524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA : 524 sq.ft. (48.7 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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**Tenant Fees:**

Holding deposit is one week's rent  
Tenancy deposit is five weeks' rent.

