



Northdown Road, Hornchurch, RM11 1NE

- Guide Price £525,000 - £550,000
 - Extended
 - Three Bedrooms
 - Private Driveway
 - Mid-Terraced
- 0.8 Miles to Emerson Park Station
 - 70' Rear Garden
- Potential To Extend Further STPP

Guide Price £525,000- £550,000 - Freehold - Council Tax: D

Northdown Road

Hornchurch, RM11 1NE



Entrance Hall

19'9 x 5'3 (6.02m x 1.60m)

Entrance Door, laminate flooring, under stairs storage, radiator.

Reception Room

14'2 x 10'9 (4.32m x 3.28m)

Double glazed window to front, radiator, laminate flooring.

Open Plan Kitchen/Dining Room

17'6 x 15'6 narrowing to 6'3 (5.33m x 4.72m narrowing to 1.91m)

Double glazed French doors to rear, double glazed window to rear, wall and base units, single drainer sink, four ring gas hob and oven, dishwasher, radiator, laminate flooring.

Reception Room Two

13'7 x 9'9 (4.14m x 2.97m)

Radiator, laminate flooring.

Ground Floor WC

5' x 2'4 (1.52m x 0.71m)

Spotlights, low level WC, wash hand basin, tiled walls and flooring.

Landing

8'9 x 6'4 (2.67m x 1.93m)

Loft access, carpet.

Bedroom One

14'8 x 9'8 (4.47m x 2.95m)

Double glazed bay window to front, built in wardrobes, radiator, carpet.

Bedroom Two

12'6 x 9'9 (3.81m x 2.97m)

Double glazed window to rear, radiator, carpet.

Bedroom Three

9'9 x 6'5 (2.97m x 1.96m)

Double glazed window to front, radiator, carpet.

Bathroom

6'3 x 6'2 (1.91m x 1.88m)

Tiled walls and flooring, wash hand basin, low level WC, tiled bath, double glazed window to rear, radiator.

Garden

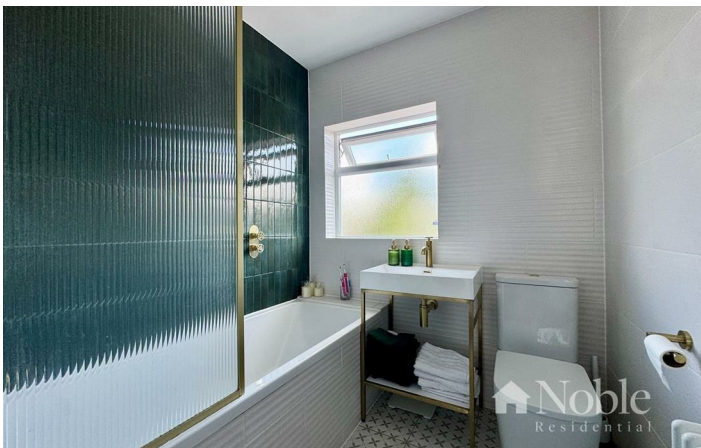
70' (21.34m)

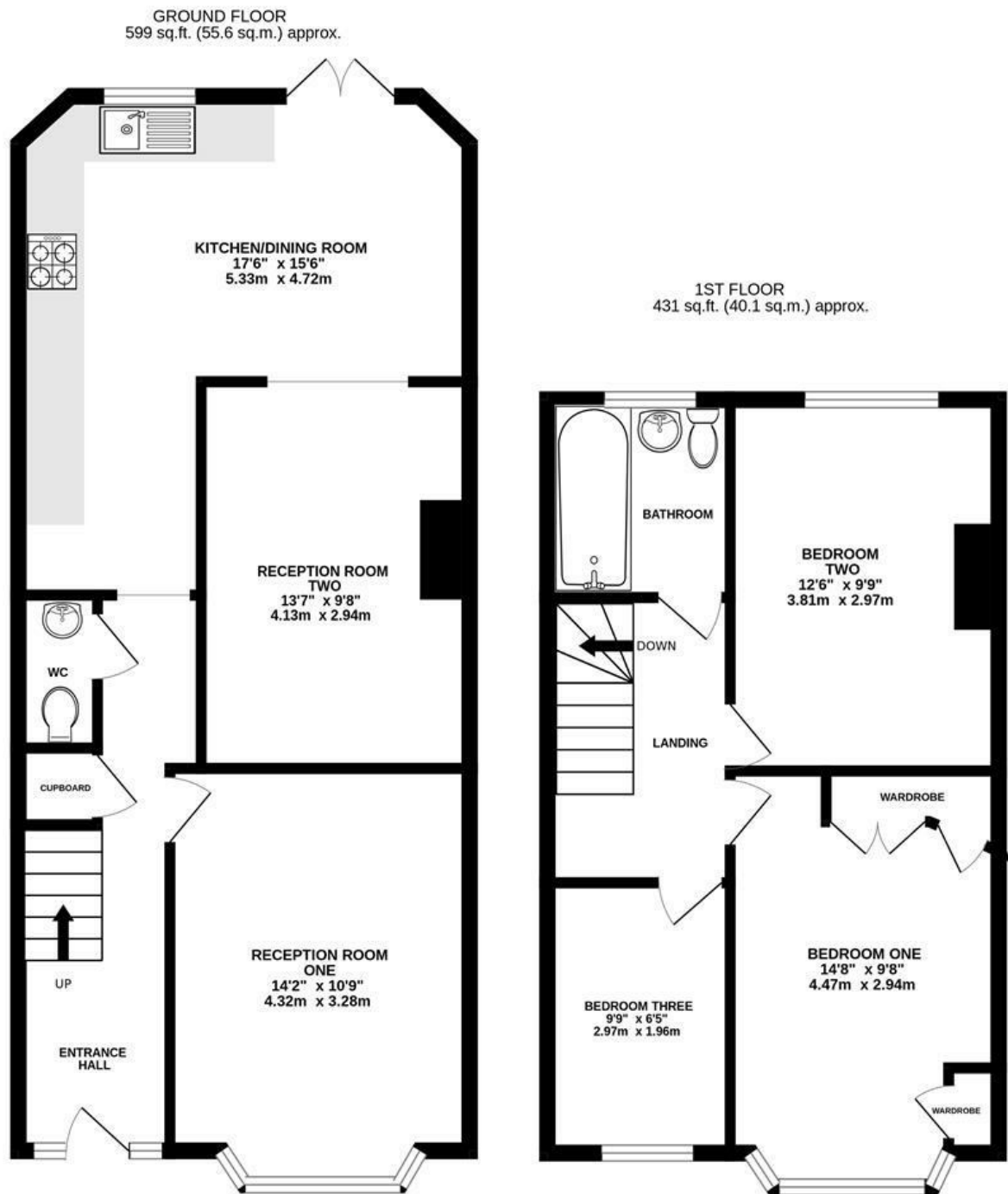
Part paved and part laid to lawn, outdoor water, tap and power socket.

Driveway

Paved driveway to front.







TOTAL FLOOR AREA : 1030 sq.ft. (95.7 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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Material Information:
Council Tax Band: D
Tenure: Freehold

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	