



Southdown Road, Hornchurch, RM11 1LZ

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

£650,000 - Freehold - Council Tax: E



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

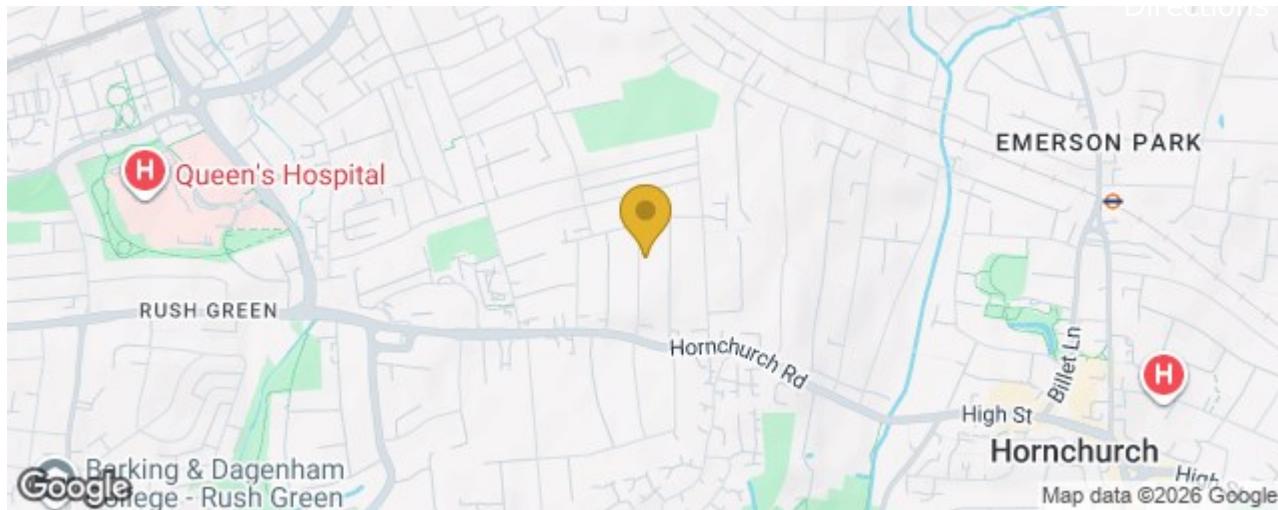
13'1 x 6'4 (3.99m x 1.93m)
Two double glazed windows. Suite comprising of bath, separate shower cubicle with handheld and waterfall heads, low level wc and wash basin with drawers and cupboards beneath, smooth ceiling, spotlights, extractor, tiled walls, heated towel rail, vinyl flooring.

Rear Garden - East Facing

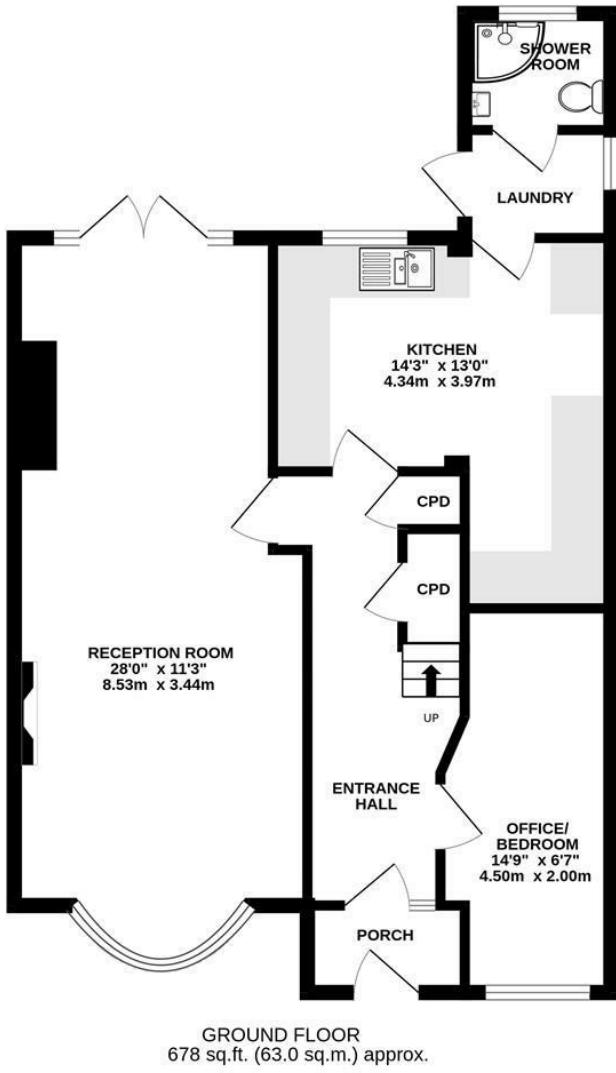
73' approx. (22.25m approx)
To the direct rear of the property is a covered seating area with heaters and Indian sandstone slabs, outside power and lighting, footpath leading to the end of the garden where there is a further block paved seating area and entertaining area, outdoor bar, outbuilding and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

Parking

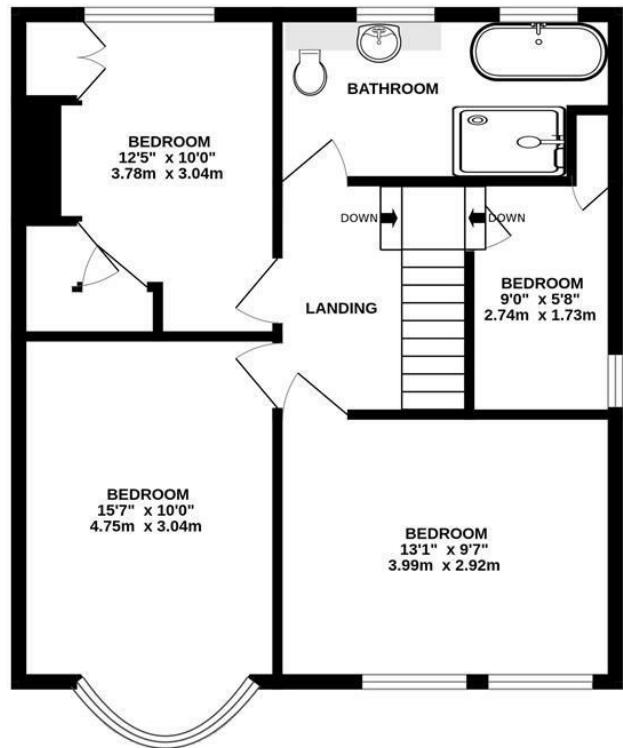
Crazy paved drive to front via dropped kerb for multiple vehicles.







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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Material Information:
 Council Tax Band: E
 Tenure: Freehold

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	77	
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	
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