

PAYNE & Co

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www.payneandco.co.uk



Southdown Road, HORNCHURCH, RM11 1LZ

Freehold

Guide Price £575,000



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D

Council Tax: Band D  
Havering

Guide Price £575,000 - £600,000. Take a look at this wonderful, three bedroom, extended, end of terrace house situated in a desirable turning just off Hornchurch Road and convenient for local transport links, schools, parks, shops and supermarkets. The accommodation comprises spacious lounge, kitchen diner, conservatory, ground floor WC, first floor bathroom/WC, loft room and garage which has been converted into a playroom. Further benefits include off street parking, rear garden with gazebo and a timber outbuilding which has converted into a garden bar! An early viewing is essential so please call our Ilford sales team for your appointment to view.

- THREE BEDROOMS
- GARDEN BAR
- COUNCIL TAX - BAND D

- CONVERTED GARAGE
- FREEHOLD
- EPC - E



GROUND FLOOR

- ENTRANCE
  - HALLWAY
  - RECEPTION ONE
  - EXTENDED KITCHEN DINER
  - PLAYROOM
  - UTILITY ROOM/GROUND FLOOR WC
- FIRST FLOOR

- LANDING
- BEDROOM ONE
  - BEDROOM TWO
  - BEDROOM THREE
  - FIRST FLOOR BATHROOM/WC
- SECOND FLOOR

- LOFT ROOM
- EXTERIOR
- FRONT GARDEN
  - REAR GARDEN
  - TIMBER OUTBUILDING
- DISCLAIMER
- AGENTS NOTE



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Approx Gross Internal Area = 148.46 sq m / 1598 sq ft  
Outbuilding = 20.44 sq m / 220 sq ft  
Garden = 176.01 sq m / 1895 sq ft  
Total = 344.91 sq m / 3713 sq ft



Ref : Copyright **BLEUPLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property. Copyright © BLEUPLAN

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- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate, and floor plans are not to scale.
- As part of the service we offer, we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services, we will receive a referral fee. For full and detailed information please visit “terms and conditions” on our website.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		77
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	55	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			



