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Mellowes Road, Hornchurch RM11 £575,000 - £600,000



This beautiful four bedroom semi detached home set over three floors has a garage and off-street parking. Built in 2013 on a development close to Romford Town Centre it is very modern throughout and well presented. This lovely house has many features some of which include two bathrooms, downstairs cloakroom, a good size lounge / dining area with French Doors to garden. Kitchen with integrated dishwasher and fridge freezer. Fully tiled flooring. Fitted wardrobes to main bedroom. Easy maintained garden.

- SEMI DETACHED FOUR BEDROOMS
- GARAGE / OFF STREET PARKING
- TWO BATHROOMS
- DOWNSTAIRS CLOAKROOM
- BUILT 2013
- MODERN THROUGHOUT
- CLOSE TO ROMFORD TOWN AND STATION
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- WELL PRESENTED

ACCOMMODATION

HALLWAY

DOWNSTAIRS CLOAKROOM

KITCHEN

13' 3" x 9' 0" (4.04m x 2.74m)

LOUNGE / DINING ROOM

16' 4" x 12' 4" (4.98m x 3.76m)

LANDING FIRST FLOOR

BEDROOM TWO

14' 5" x 8' 11" (4.39m x 2.72m)

BEDROOM THREE

12' 3" x 8' 11" (3.73m x 2.72m)

BEDROOM FOUR

7' 0" x 6' 4" (2.13m x 1.93m)

LANDING SECOND FLOOR

BEDROOM ONE

23' 3" x 12' 6" (7.09m x 3.81m)

ENSUITE

GARDEN

23' 11" x 18' 3" (7.29m x 5.56m)

GARAGE 19' 2" x 9' 4" (5.84m x 2.84m)

Approximate Gross Internal Area
Main House = 119 Sq M/1283 Sq Ft
Garage = 17 Sq M/179 Sq Ft
Total = 136 Sq M/1462 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	87	87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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