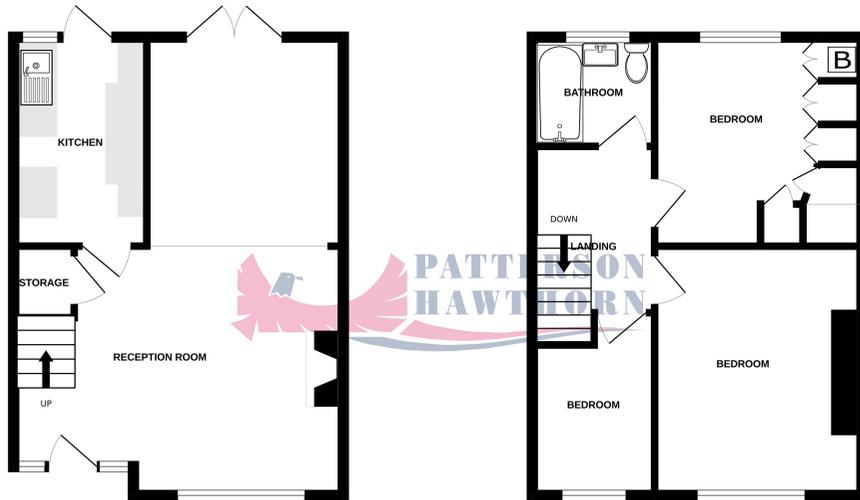


GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.

1ST FLOOR
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA: 797 sq.ft. (74.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 to 100) A | | 88 |
| (81 to 91) B | | |
| (69 to 80) C | | |
| (55 to 68) D | 66 | |
| (39 to 54) E | | |
| (21 to 38) F | | |
| (1 to 20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Wales & N.Ireland | EU Directive 2002/91/EC |  |



Westlyn Close, RAINHAM

Guide Price £425,000

- THREE BED MID TERRACE HOUSE
- OFF STREET PARKING FOR TWO CARS
- DETACHED DOUBLE GARAGE
- FAVOURED NORTH RAINHAM AREA
- NO ONWARD CHAIN
- EASY ACCESS TO AMENITIES, SCHOOLS, MAJOR ROADS & STATION



Appointments to view and offers to purchase must be made through Patterson Hawthorn. These particulars are produced for guidance only and do not form any part of an offer or Contract. These particulars, whilst believed to be accurate are to be used for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Patterson Hawthorn has the authority to make or give any representation or warranty in respect of the property. Patterson Hawthorn have not tested any services or appliances in the property, prospective purchasers should satisfy themselves with regard to the working order of these.



GROUND FLOOR

Front Entrance

Via uPVC door opening into:

Reception Room One

5.23m x 3.97m (17' 2" x 13' 0") Opaque double glazed windows to both sides of front door, double glazed windows to front, radiator, feature gas fireplace, fitted carpet, stairs to first floor.

Reception Room Two

3.33m x 3.12m (10' 11" x 10' 3") Radiator, fitted carpet, uPVC framed double doors to rear opening to rear garden.

Kitchen

3.3m x 2.02m (10' 10" x 6' 8") Inset spotlights to ceiling, double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, space for double cooker, space for freestanding fridge freezer, space and plumbing for washing machine, integrated dishwasher, tiled splash backs, tiled flooring, uPVC door to rear opening to rear garden.

FIRST FLOOR

Landing

Loft hatch to ceiling with integral pull-down ladder leading to part boarded loft, fitted carpet.

Bedroom One

4.01m x 3.15m (13' 2" x 10' 4") Double glazed windows to front, radiator.



Bedroom Two

3.34m x 3.19m (10' 11" x 10' 6") Into fitted wardrobes, double glazed windows to rear, radiator, fitted wardrobes, fitted carpet.

Bedroom Three

2.91m x 2.0m (9' 7" x 6' 7") Double glazed windows to front, radiator.

Bathroom

1.94m x 1.74m (6' 4" x 5' 9") Inset spotlights to ceiling, two double glazed windows to rear, low level flush WC within drawer units, tiled bath with shower attachment, chrome hand towel radiator, part tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 32' to garage, immediate raised paved area, remainder laid to lawn.

Detached Double Garage

5.19m x 4.82m (17' 0" x 15' 10") Metal up and over door to front, timber door to rear, power and lighting.

Front Exterior

Paved giving off street parking for two cars.