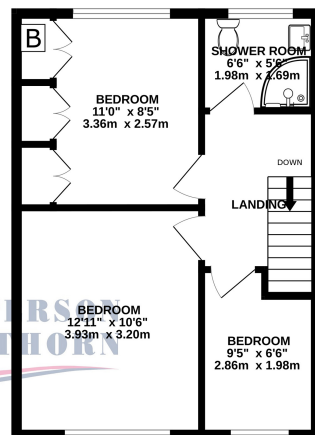
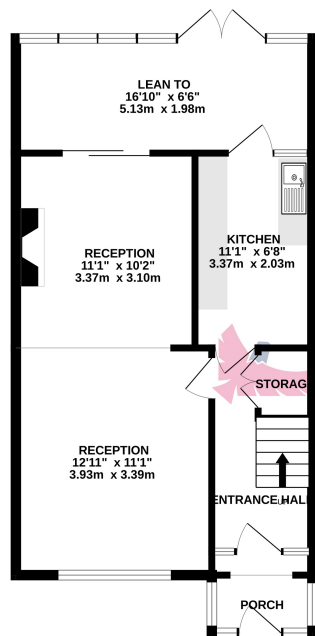



GROUND FLOOR
525 sq.ft. (48.8 sq.m.) approx.

1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA: 932 sq.ft. (86.5 sq.m.) approx.

While 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.
Made with Metagor 12/2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C		
(55-68) D	71	
(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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Rainham@pattersonhawthorn.co.uk



Westlyn Close, Rainham

£399,995

- THREE BEDROOM TERRACED HOUSE
- NO ONWARD CHAIN
- 24' DOUBLE RECEPTION ROOM
- RE-FITTED FIRST FLOOR SHOWER ROOM
- HUGE POTENTIAL TO REFURBISH/MODERNISE
- POTENTIAL TO EXTEND, LIKE BOTH NEIGHBOURS (SUBJECT TO PLANNING)
- 55' REAR GARDEN & DETACHED GARAGE
- OFF STREET PARKING



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GROUND FLOOR

Front Entrance

Via hardwood framed door opening into porch; windows both sides and front, tiled flooring, second front entrance via aluminium framed door opening into:

Entrance Hall

Obscure double glazed windows to front, radiator, laminate flooring, understairs storage cupboard housing gas and electricity metres, stairs to first floor.

Reception Room

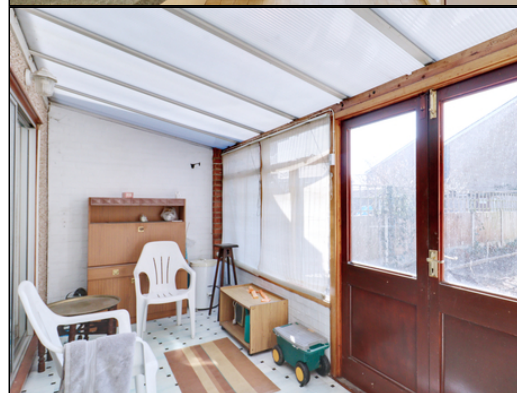
7.43m x 3.39m (24' 5" x 11' 1") > 3.10m (10' 2") Double glazed windows to front, two radiators, feature fireplace, laminate flooring, aluminium framed double glazed sliding door to rear opening into Lean-To.

Kitchen

3.34m x 2.03m (10' 11" x 6' 8") Double glazed windows, a range of matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, space and plumbing for washing machine, space for cooker, extractor hood, breakfast bar area, tiled walls, vinyl flooring, aluminium framed single door to rear opening into:

Lean To

5.19m x 1.97m (17' 0" x 6' 6") Corrugated plastic roof, windows to rear, vinyl flooring, hardwood framed double doors to rear opening to rear garden.



FIRST FLOOR

Landing

Loft hatch to ceiling, fitted carpet.

Bedroom One

3.93m x 3.19m (12' 11" x 10' 6") Double glazed windows to front, radiator, fitted wardrobes & drawer units, laminate flooring.

Bedroom Two

3.37m x 3.19m (Into fitted wardrobes) (11' 1" x 10' 6") Double glazed windows to rear, radiator, fitted wardrobes, built-in storage cupboard housing boiler, fitted carpet.

Bedroom Three

2.86m x 1.97m (9' 5" x 6' 6") Double glazed windows to front, radiator, fitted wardrobes and eye-level wall units, fitted carpet.

Shower Room

1.96m x 1.69m (6' 5" x 5' 7") Obscure double glazed windows to rear, low level flush WC, hand wash basin set on base units, shower cubicle, hand towel radiator, tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 55' Part paved and part laid to lawn, flowerbed borders, detached garage to rear.

Front Exterior

Paved giving off street parking with brick flowerbed borders.