



## Westrow Drive, Barking, IG11 9BN

- No Onward Chain
- End of Terrace House
  - Three Bedrooms
  - Two Garages & Driveway
- Scope to Extend & Convert Loft STPP
- Backing Onto Mayesbrook Park & Lake
- 8 Minute Walk of Upney Station (zone 4, source: google maps)
- 70ft South-Easterly Facing Rear Garden

**Offers in Excess of £600,000**

# Westrow Drive

Barking, IG11 9BN



## Porch

Double doors, window, tiled floor.

## Entrance Hall

Entrance door, window, stairs to first floor, two cupboards under stairs, radiator, carpet.

## Reception Room

27'9 x 13' max sizes (8.46m x 3.96m max sizes) Double glazed bay window to front, double glazed sliding doors to rear, four radiators, coal effect gas fire with surround, carpet.

## Kitchen

9'5 x 7'6 (2.87m x 2.29m) Double glazed door and window to rear garden, wall and base units with worktops, coving, part tiled walls, floor standing boiler, single drainer sink, tiled flooring.

## First Floor Landing

Double glazed window, access to loft space, radiator, carpet.

## Bedroom One

14'8 x 11'4 max sizes (4.47m x 3.45m max sizes) Double glazed bay window, carpet.

## Bedroom Two

13' x 10'10 (3.96m x 3.30m) Double glazed window, carpet.

## Bedroom Three

7'8 x 7'2 (2.34m x 2.18m) Double glazed oriel window, carpet.

## Shower Room

8'2 x 6'2 max sizes (2.49m x 1.88m max sizes) Double glazed window, walk in shower cubical with electric shower, wash basin with cupboard beneath, part tiled walls, airing cupboard, vinyl flooring.

## Separate WC

Double glazed window, low level WC, part tiled walls, vinyl flooring.

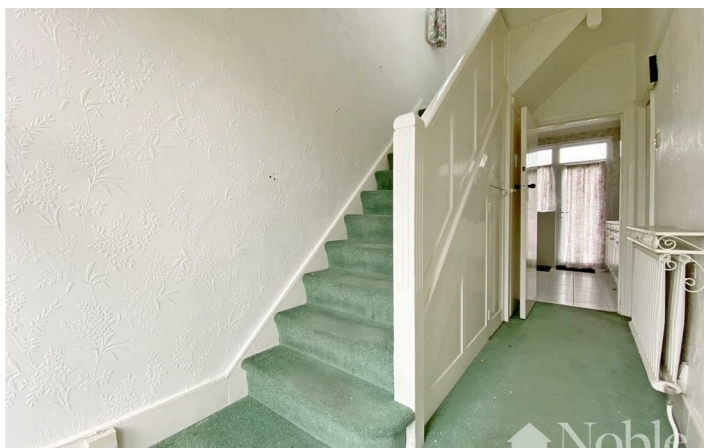
## Rear Garden - South-Easterly Facing

70' approx. (21.34m approx) South-easterly facing, backing onto Mayesbrook Park & Lake, slabbed seating area to the direct rear of the property, remainder mainly laid to lawn and mature shrubs, outside light.

## Parking

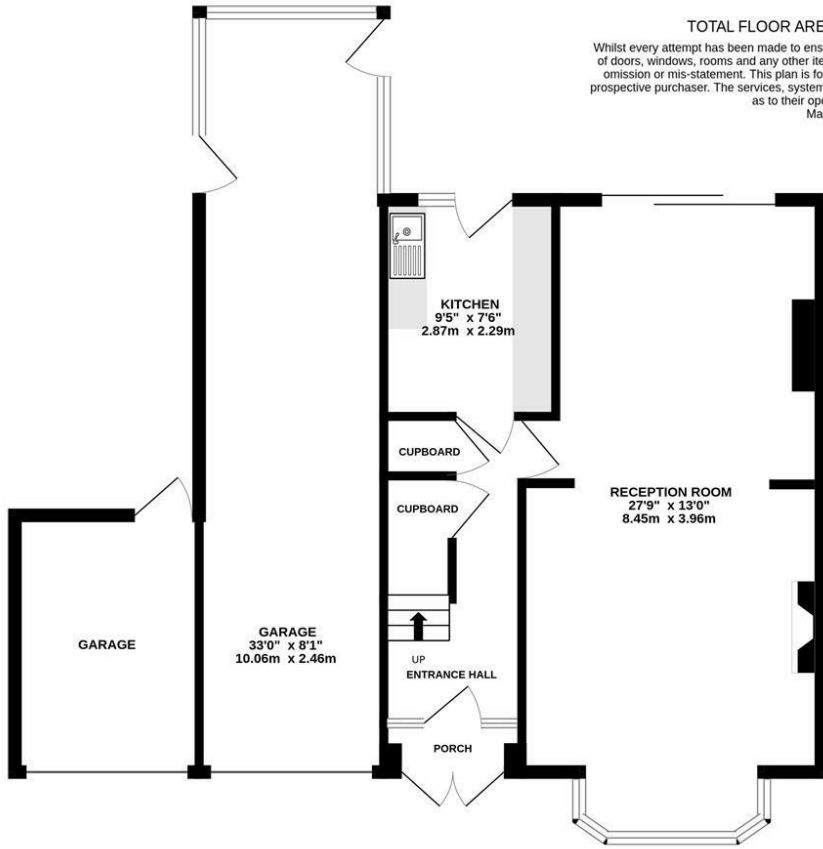
Off road parking to front for two vehicles, leading to two garages.



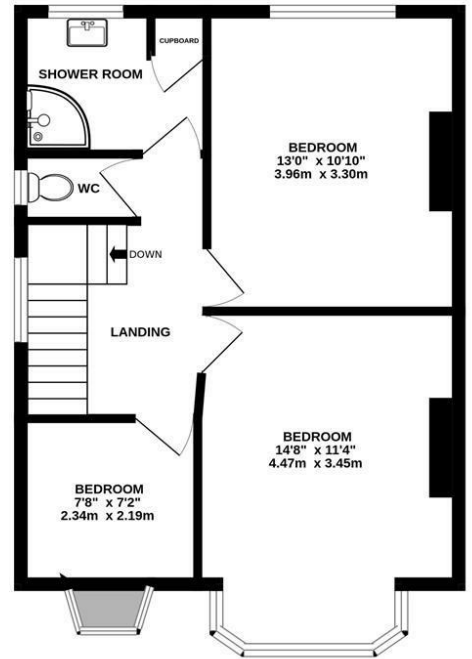


TOTAL FLOOR AREA : 1323 sq.ft. (122.9 sq.m.) approx.

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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GROUND FLOOR  
837 sq.ft. (77.7 sq.m.) approx.



1ST FLOOR  
486 sq.ft. (45.1 sq.m.) approx.

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Material Information:  
Council Tax Band: E  
Tenure: Freehold

