



BOWDEN  
BRADLEY



BOWDEN

47 Westrow Gardens  
, Goodmayes, IG3 9NF  
Price guide £850,000



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# 47 Westrow Gardens, Goodmayes, IG3 9NF

YEARLY RENTAL INCOME OF APPROX £60,000. Five Bedroom Home With HMO Licence Granted - Approx 2185SqFt - Five Bathrooms - Large Driveway - Large Rear Garden - Popular Location - Near to Goodmayes Station.

Being offered with a valid HMO licence for 5 households & 10 persons, is this large five bedroom semi detached home. The home would be a brilliant investment and we have been advised by the current owner the annual rent would be within the region of £55,000 - £65,000 PA. (could vary based on fluctuating market conditions). Alternatively, it could be a beautiful spacious family home.

The set up consists of:

- Room One - Bedroom/Reception - Kitchen - Store Room/Garage.
- Room Two - Bedroom - Kitchen - Reception - Shower Room - Access to Rear Garden.
- Room Three - Bedroom - Shower Room - Reception/Kitchen/Diner.
- Room Four - Bedroom Studio - Shower Room.
- Room Five - Bedroom - Reception/Kitchen - Shower Room.



## Front

Room One Bedroom  
19'1 x 13'5 (5.82m x 4.09m)

Room One Cloakroom

Room One Kitchen  
8 x 5 (2.44m x 1.52m)

Room One Garage/Store  
13'9 x 8'1 (4.19m x 2.46m)

Room Two Bedroom  
13'1 x 10'8 (3.99m x 3.25m)

Room Two Reception Room  
17'1 x 13'6 max (5.21m x 4.11m max)

Room Two Kitchen  
9'5 x 5'4 (2.87m x 1.63m)

Room Two Shower Room

Room Three Bedroom  
17'6 x 13'5 (5.33m x 4.09m)

Room Three Kitchen/Lounge/Diner  
21'5 x 13'5 (6.53m x 4.09m)

Room Three Shower Room

Room Four Studio  
18 x 13 max (5.49m x 3.96m max)

Room Four Shower Room

Room Five Reception/Kitchen  
14'2 x 9'7 (4.32m x 2.92m)

Room Five Bedroom  
12'6 x 10 (3.81m x 3.05m)

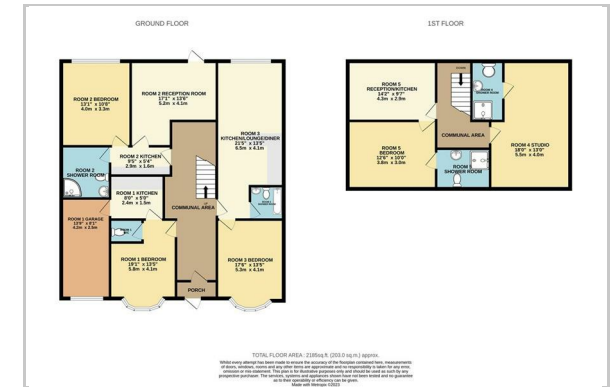
Room Five Shower Room

Rear Garden

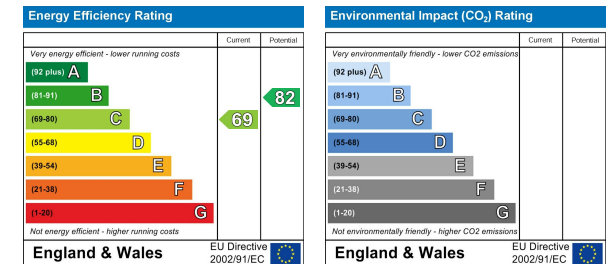
## Area Map



## Floor Plan



## Energy Efficiency Graph



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