



KENILWORTH GARDENS, WESTCLIFF ON SEA
GUIDE PRICE: - £625,000 TO £650,000 FREEHOLD

SEMI-DETACHED FIVE BEDROOM HOME IN A SOUGHT-AFTER LOCATION WITH TWO GARAGES

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DESCRIPTION:

This semi-detached house in Kenilworth Gardens, Westcliff-On-Sea, is a fantastic opportunity for anyone seeking a spacious family home in a prime location. With two reception rooms and five bedrooms, it offers great flexibility for modern living. The large plot size is particularly attractive, as it allows for potential extensions or outdoor enhancements, perfect for growing families or those looking to personalize the space to their taste.

The ample parking, two garages, and a carport make it convenient for households with multiple vehicles, and the proximity to Southend Hospital, the A127, and public transport links via Chalkwell and Prittlewell Stations make it ideal for commuters.

The location near outstanding grammar schools is a significant draw for families who prioritize access to excellent education. All in all, this house offers a blend of comfort, convenience, and future potential—whether for a family looking to settle in or someone with an eye for property development.

Entrance - Single glazed obscure door to entrance, carpet flooring, radiator, storage cupboard, wooden beams, pendant lighting.

Lounge - 16'8 in to bay x 13'4 max. Double glazed bay window to front aspect. Feature fireplace, coving to ceiling, picture rail, ceiling rose, pendant lighting.

Kitchen/Diner: - 23' max x 19'62 max. Double glazed sliding doors to rear aspect. Radiator, feature fireplace, coving to ceiling, pendant lighting.

Kitchen Area: - Double glazed window to side aspect and single glazed obscure door to side aspect. Base & wall units, rolltop worksurface incorporating stainless steel sink & drainer, space for fridge/freezer, 4-point electric hob with extractor over, integrated oven, space & plumbing for washing machine, partially tiled walls, ceiling mounted lighting.

Utility Room: - Laminate flooring, wall units, space and plumbing for washing machine, ceiling mounted lighting.

W/C: - Double glazed window to side aspect, tiled walls, W/C, hand basin, pendant lighting.

Landing: - Double glazed obscure glass stained window to side aspect, picture rail and pendant lighting.

Bedroom 1: - 17'02 into bay x 13'4 max. Double glazed bay window to front aspect, radiator, feature fireplace, fitted wardrobes, picture rail and pendant lighting.

Bedroom 2: - 12'5 max x 11'6. Double glazed window to rear aspect, fitted wardrobes, picture rail, pendant lighting and radiator,

Bathroom: - 7'88 x 7. Double glazed obscure

window to rear aspect. Radiator, storage cupboard, bath with shower system installed, hand basin, coving to ceiling, pendant lighting.

W/C: - Double glazed obscure window to side aspect, W/C, partially tiled walls, ceiling mounted lighting.

Bedroom 3: - 10'17 x 7'94. Double glazed window to rear aspect, eaves storage, ceiling mounted lighting and radiator.

2nd Floor: -

Bedroom 4: - 15'3 max x 11'45 irregular shape and restricted height. Double glazed window to front aspect, eaves storage, pendant lighting and radiator.

Bedroom 5: - 12'82 x 10'6 irregular shape and restricted height. Double glazed window to front aspect, picture rail, radiator, coving to ceiling, pendant lighting.

Garages - Two generously sized garages, concrete flooring, up and over doors, double glazed windows to side aspect, both with power & lighting.

Rear Garden - Concrete patio area, laid lawn, shrubs & flowerbeds, mature trees.

Front Of Property & Parking - Paved entrance walkway, block paved driveway with parking for two vehicles, laid lawn, shrubs and flowerbeds, mature trees.



GROUND FLOOR

1ST FLOOR

2ND FLOOR



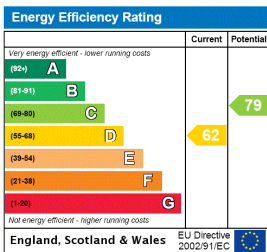
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Tenure: Freehold

Council Tax Band: E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



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