



Mendip Crescent, Westcliff-On-Sea

Price Guide £425,000

home.



# 252 Mendip Crescent

## Westcliff-On-Sea

SS0 0HE



- Exquisite End of Terrace House
- Three Great Size Bedrooms - one being used as a walk in wardrobe
- Large West Facing Rear Garden with Pergola
- Beautifully Refurbished to a High Standard
- Large and Bright Lounge with Bay Window
- Open Plan Kitchen with Fitted Appliances
- Dedicated Utility Room
- Four Piece Bathroom with Smart Toilet
- School Catchment for Eastwood Primary School
- Excellent Location close to A127, Grammar Schools and Southend Hospital

### Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

📞 01702 480 033





Home of Leigh are excited to bring to market this exquisite end of terrace house on Mendip Crescent, Westcliff-On-Sea. This beautifully refurbished three-bedroom property boasts a high-end finish and a modern aesthetic throughout.

As you step inside, you are welcomed by a delightful entrance hall featuring convenient boot room storage and carpeted stairs that lead to the first floor. The spacious lounge, adorned with a bay window and elegant herringbone flooring, flows seamlessly into the open-plan dining room and kitchen. This contemporary kitchen is

well-appointed with fitted appliances and offers a stunning view of the garden through bi-fold doors, creating an ideal space for entertaining. A small utility room adds to the practicality of the layout.

Venturing upstairs, you will find a bright landing that leads to three generously sized bedrooms, one of which is currently utilised as a walk-in wardrobe. The modern four-piece bathroom is a standout feature, complete with underfloor heating, a walk-in shower cubicle, a free-standing bath, and a smart toilet, ensuring a luxurious experience.



Externally, the property is complemented by a front garden that enhances its curb appeal, while the large west-facing rear garden is perfect for outdoor enjoyment. It features a porcelain tiled patio with a stylish pergola, alongside a well-maintained lawn area.

This superb location offers excellent transport links to London via the A127, and is conveniently close to Southend Hospital and reputable grammar schools, making it an ideal choice for families and professionals alike. This property truly represents a wonderful opportunity to acquire a modern home in a desirable area.



### Accommodation Comprises

The property is approached via front garden with pathway leading to storm porch area with external power socket and lighting. Composite entrance door with double glazed obscure panel leading into:

### Entrance Hallway

Wood effect Herringbone style laminate flooring, skirting, spotlighting, boot room area with storage and panelled walls, double glazed obscure window to side aspect, carpeted stairs leading to the first floor, column radiator. Door to:

### Lounge

14'2 x 13'1

Wood effect Herringbone style laminate flooring, skirting, spotlighting, double glazed bay window to front aspect with shutters, media wall/storage area with panelling and LED down lighting, two column radiators. Open to:

### Kitchen/Diner

18'11 x 8'7

### Dining Area

Wood effect Herringbone style laminate flooring, skirting, spotlighting, double glazed bi-folding doors leading to the garden, column radiator. Open to:

### Kitchen Area

Wood effect Herringbone style laminate flooring, skirting, spotlighting, under and over counter LED lighting, double glazed window to rear aspect, door to utility room. The kitchen is fitted to include a range of base units with black marble effect worksurfaces with matching eye level wall mounted units, inset one and a half sink with drainer and mixer tap, built-in double oven and fridge freezer, integrated dishwasher, integrated Cookology induction hob with central extractor system, black marble effect splashback.

### Utility Room

5'10 x 5'3

Wood effect Herringbone style laminate flooring, skirting, spotlighting, base unit storage with black marble effect worksurface, space for washing machine, combi boiler.

### First Floor Landing

Carpeted, skirting, spotlighting, double glazed window to side aspect with shutters, access to part boarded and insulated loft via loft hatch and ladder with lighting. Doors to:

### Bedroom One

14'6 x 11'4

Carpeted, skirting, spotlighting, double glazed bay window to front aspect, column radiator.

### Bedroom Two

11'4 x 8'7

Carpeted, skirting, spotlighting, double glazed window to rear aspect, radiator.

### Bedroom Three

9'10 x 7'2

Wood effect laminate flooring, skirting, spotlighting, double glazed window to side aspect with shutters, radiator.





### Bathroom

8'10 x 5'11

Tiled flooring with underfloor heating, tiled walls, double glazed obscure window to rear and side aspect, walk-in shower cubicle with Rainfall shower, extractor fan, freestanding bath with shower attachment, wash hand basin with storage beneath, vanity unit with heated demister mirror and lighting, WC, heated towel rail.

### Externally

#### Rear Garden

Rear garden commences with porcelain tiled patio with the remainder being laid to lawn with side access, external power sockets, water tap and wall lighting plus heater beneath the Pergola, up-lighting to flower beds.







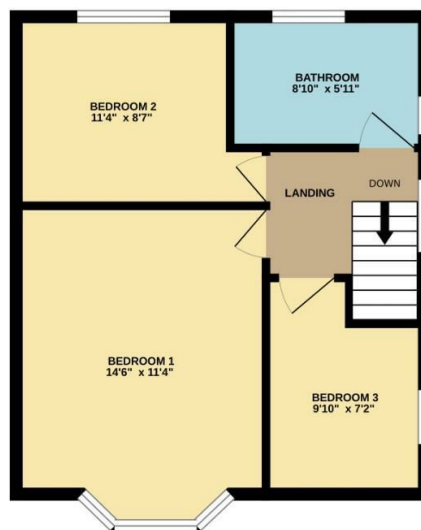




GROUND FLOOR  
413 sq.ft. approx.



1ST FLOOR  
409 sq.ft. approx.



TOTAL FLOOR AREA: 822 sq.ft. approx.  
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## Property Details

3 Bedrooms  
1 Bathrooms  
1 Reception Rooms  
House - End Terrace

Approx. sq ft  
EPC band: C  
Tenure: Freehold  
Council Tax Band: B

£425,000

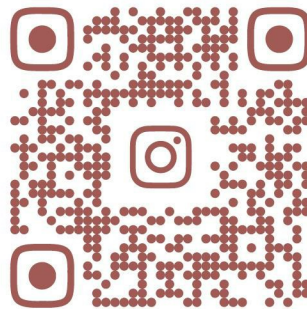
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