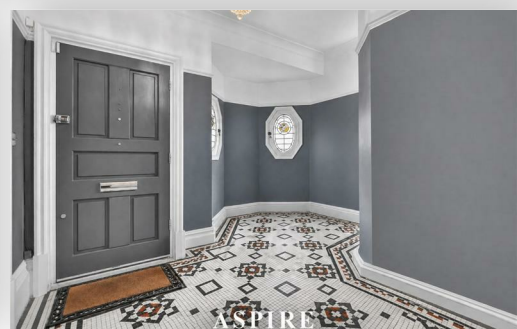


To arrange a viewing contact us
today on 01268 777400



Canewdon Road, Westcliff-On-Sea £975,000

Aspire Estate Agents are delighted to introduce Oaklands, an exceptional and beautifully presented period residence, originally constructed in 1903, showcasing an abundance of stunning original character features throughout. Occupying a prominent corner plot, this impressive family home further benefits from a detached garage and additional off-street parking.

From the moment you step inside, the property makes a lasting impression, with a grand and welcoming entrance hall setting the tone for the space and elegance that follows. The ground floor offers a perfect blend of traditional charm and modern family living, comprising a formal living room, separate dining room, a cosy snug/playroom, and a magnificent open-plan kitchen/breakfast room. This standout space is ideal for both everyday living and entertaining, complete with high-end finishes and a separate utility room.

Upstairs, the property continues to impress with a spacious and light-filled landing, providing access to a south-west facing balcony. The luxurious principal bedroom features a stylish en-suite shower room and a bespoke walk-in wardrobe, while three further generous double bedrooms are served by a beautifully appointed family bathroom.

Externally, Oaklands enjoys gardens to both the front and rear, perfectly designed for relaxing and entertaining. The rear garden offers a generous lawn and patio area, while the front boasts an elevated south-west facing decked space. A detached garage and additional off-street parking are conveniently located to the rear.

Situated on the ever-popular Canewdon Road in Westcliff-on-Sea, this outstanding home is ideally positioned within easy reach of Hamlet Court Road's vibrant selection of shops, bars, and restaurants. The seafront, beach, and mainline railway station are all within walking distance, providing direct links into London Fenchurch Street.

A truly remarkable home combining timeless character with modern family living.

www.aspireestateagents.co.uk

Entrance Hall – 3.99m x 3.51m (13'1 x 11'6)
Ground Floor Cloakroom – 1.85m x 0.94m (6'1 x 3'1)
Snug – 4.47m x 4.11m (14'8 x 13'6)
Inner Hallway – 7.65m x 1.65m max (25'1 x 5'5 max)

Lounge – 5.28m x 5.03m < 3.68m (17'4 x 16'6 < 12'1)
Dining Room – 4.29m x 3.68m (14'1 x 12'1)

Kitchen / Breakfast Room – 6.27m x 5.36m (20'7 x 17'7)
Utility Room – 2.82m x 2.59m (9'3 x 8'6)

Study – 4.90m x 2.90m (16'1 x 9'6)
Additional Study / Lobby Area – 2.46m x 1.96m (8'1 x 6'5)

First Floor Landing – 3.81m x 1.45m (12'6 x 4'9)
Second Landing Area – 7.52m x 3.12m < 0.94m (24'8 x 10'3 < 3'1)

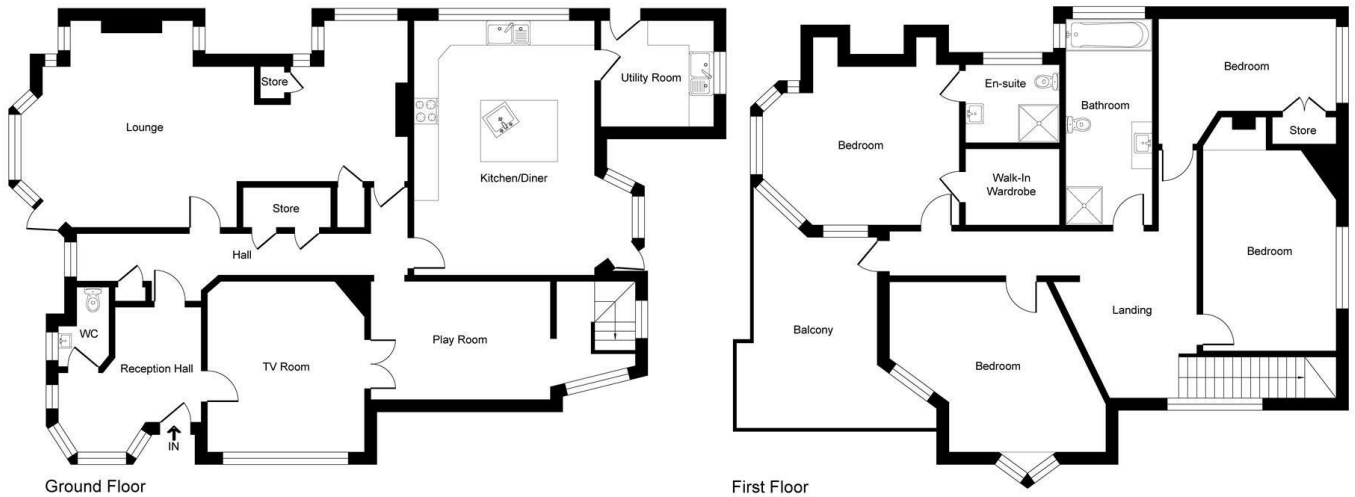
Master Bedroom – 4.60m x 4.60m (15'1 x 15'1)
En-Suite Shower Room – 2.31m x 1.91m (7'7 x 6'3)
Dressing Room – 2.31m x 1.85m (7'7 x 6'1)

Bedroom Two – 5.03m < 3.84m x 3.99m (16'6 < 12'7 x 13'1)
Bedroom Three – 3.53m x 3.40m (11'7 x 11'2)
Bedroom Four – 4.60m x 2.82m max (15'1 x 9'3 max)

Family Bathroom – 4.90m x 1.96m (16'1 x 6'5)

Oaklands

Approximate Gross Internal Floor Area = 250.2 sq m / 2694 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			



Under the Property Misdescriptions Act 1991 we make every effort to ensure our sales details are accurate but they are a general outline and do not constitute any part of an offer or contract. Any services, equipment and fittings have not been tested and no warranty can be given as to their condition. We strongly recommend that all the information provided be verified by your advisors and in particular, measurements required for a specific purpose such as fitted furniture or carpets. Please tell us if you have any problems and members of our branches will help either over the phone or in person. A copy of our complaints procedure is available on request. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Aspire Estate Agents.