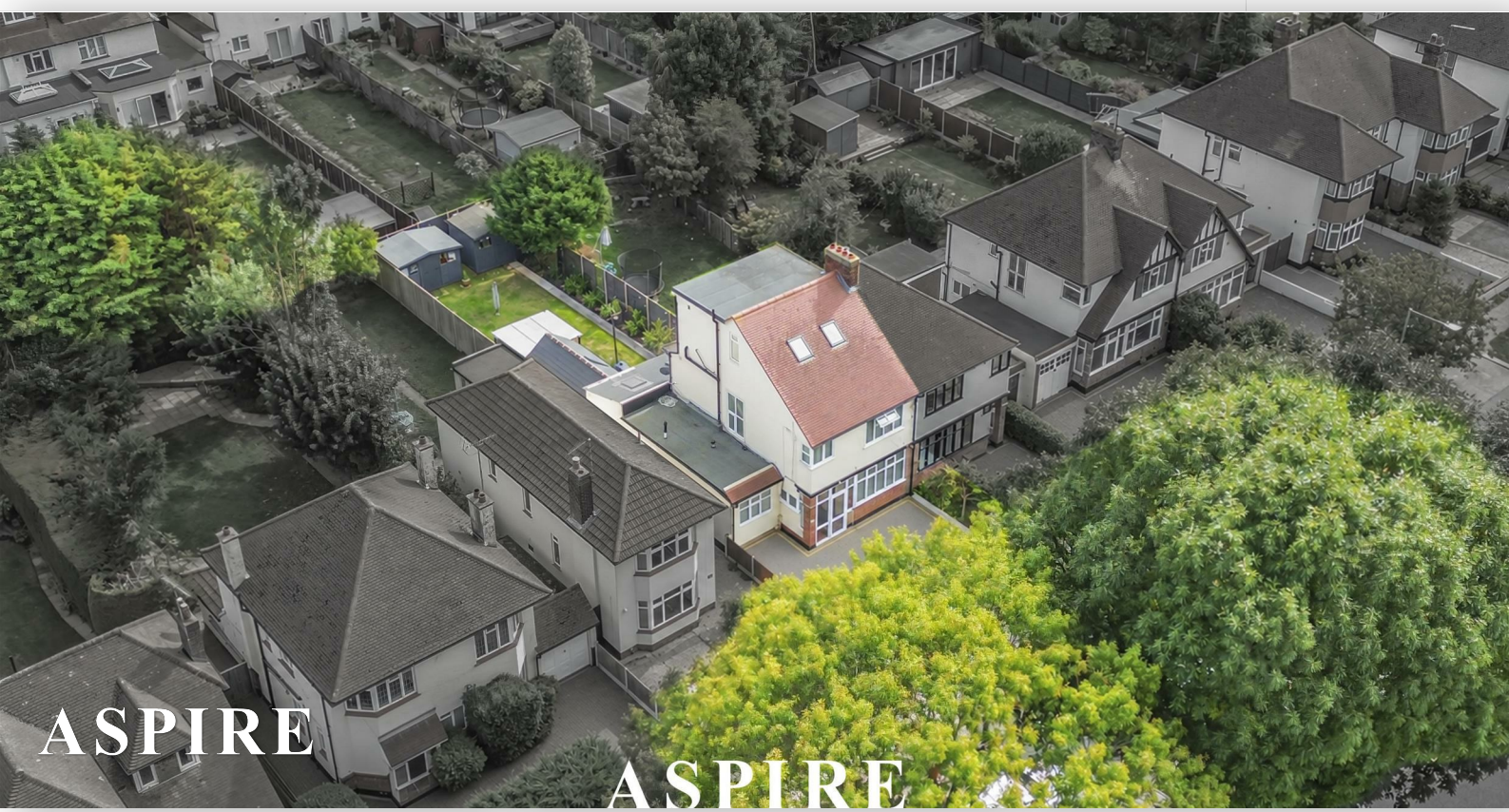
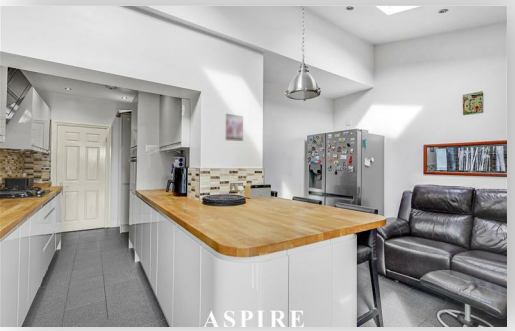
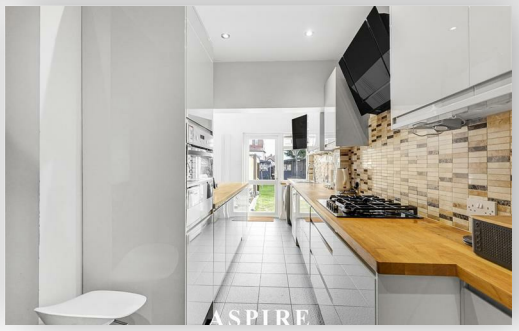
To arrange a viewing contact us today on 01268 777400

ASPIRE
ESTATE AGENTS









Hobleythick Lane, Westcliff-On-Sea Guide price £550,000

Aspire Estate Agents are delighted to introduce this substantial and beautifully presented four/ five bedroom family home on Hobleythick Lane, offering approximately 1,854 sq ft of accommodation arranged over three floors. Perfectly suited to family life, the property boasts multiple reception spaces, a generous kitchen, dedicated home office, gym, an impressive principal suite with en-suite, off-street parking for a minimum of three vehicles, and an approximately 70ft low-maintenance rear garden with patio and beautifully maintained lawn. A major attraction for families is the property's excellent position for access to some of the area's highly regarded grammar schools, making this a particularly appealing long-term family home.

Aspire Estate Agents are delighted to introduce this impressive four/five bedroom family home, ideally positioned on Hobleythick Lane and offering approximately 1,854 sq ft of versatile accommodation across three floors.

A particular highlight of the location is its excellent access to Southend and Westcliff's highly regarded grammar schools, including Southend High School for Boys, Southend High School for Girls, Westcliff High School for Boys and Westcliff High School for Girls. For families prioritising education, this makes the property exceptionally well positioned, alongside a strong choice of primary schools and other well-regarded schooling throughout the surrounding area.

Internally, the ground floor offers an excellent combination of reception and entertaining space. A welcoming entrance hall leads through to a separate front living room, while the generous lounge/dining room provides a fantastic setting for both everyday family life and entertaining.

The spacious kitchen measures approximately 19'5" x 14'11", creating a superb central hub to the home, while the additional gym provides highly flexible accommodation that could equally suit a playroom, hobby room or further reception space. There is also a dedicated home office measuring approximately 15'2" x 6'5", ideal for those working remotely or requiring a quiet study.

To the first floor are three well-proportioned bedrooms and the family bathroom, including two particularly generous double bedrooms. The entire second floor creates a fantastic private principal suite, with Bedroom One measuring approximately 20'3" x 13'2", complete with its own en-suite shower room and extensive eaves storage.

Externally, the home continues to impress. The front provides a substantial driveway with off-street parking for a minimum of three vehicles, while the rear garden extends to approximately 70ft and has been beautifully presented with low-maintenance living in mind. A generous patio area provides an excellent space for outdoor dining and entertaining, complemented by a well-kept lawn offering plenty of room for children, pets and summer gatherings.

The property is also conveniently placed for local amenities, transport connections, Priory Park, Southend Hospital and the wider facilities of Westcliff and Southend.

With its substantial accommodation, superb outside space, generous parking and, importantly, excellent access to the area's renowned grammar schools, this is an outstanding family home that must be viewed internally to be fully appreciated.

Room Measurements

Ground Floor

Entrance Hall — 15'0" x 5'6"

Living Room — 15'0" x 11'0"

Lounge/Dining Room — 22'2" x 10'0"

Kitchen — 19'5" x 14'11"

Gym — 12'5" x 7'3"

Office — 15'2" x 6'5"

First Floor

Landing — 8'7" x 3'8"

Bedroom Two — 13'6" x 10'2"

Bedroom Three — 14'5" x 10'2"

Bedroom Four — 9'6" x 6'6"

Family Bathroom

Second Floor

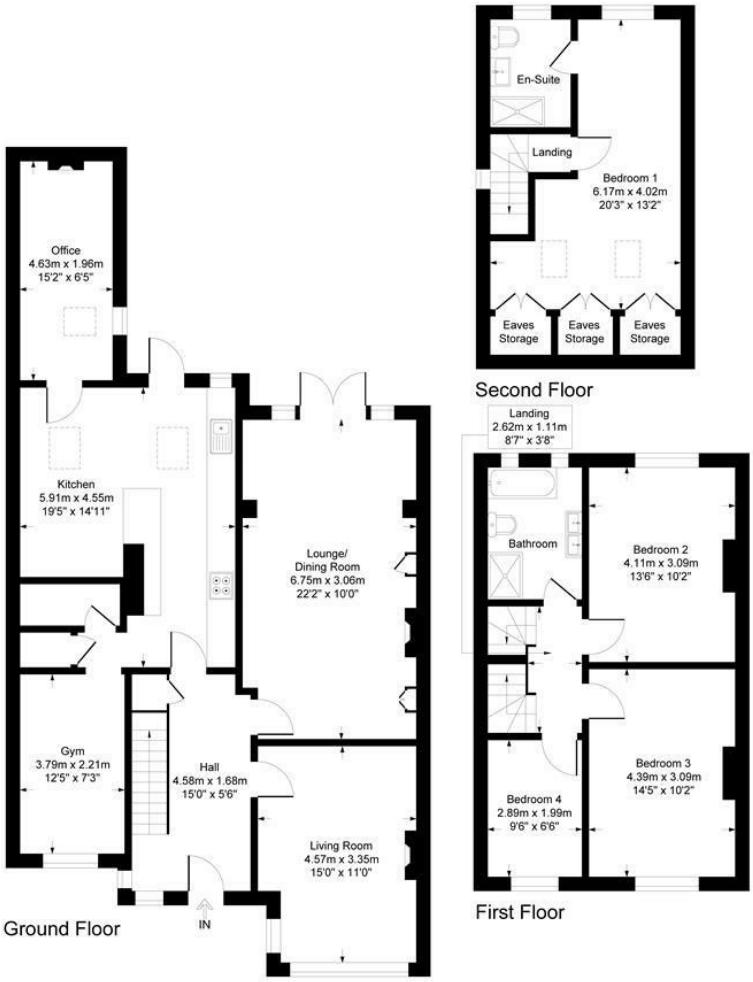
Bedroom One — 20'3" x 13'2"

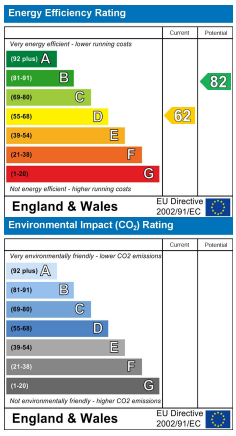
En-Suite

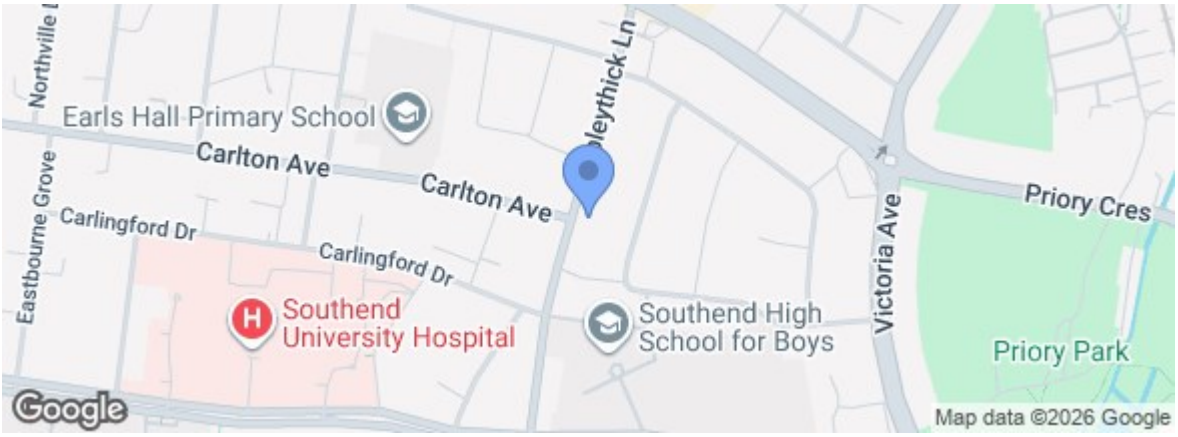
Eaves Storage — Approx. 34 sq ft

72 Hobleythick Lane

Approximate Gross Internal Floor Area = 172.2 sq m / 1854 sq ft
(Including Eaves Storage)
Eaves Storage = 3.2 sq m / 34 sq ft







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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.