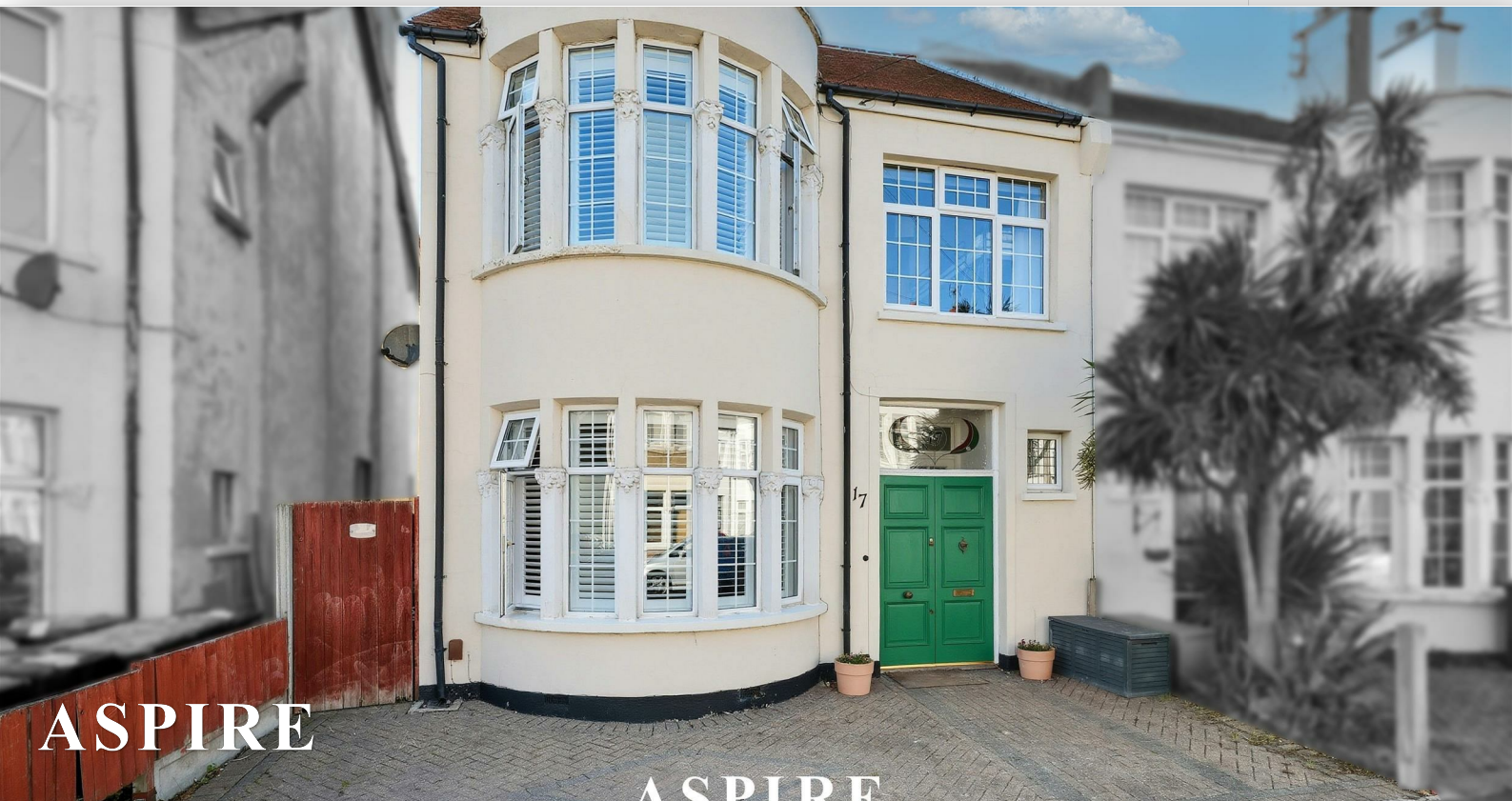


To arrange a viewing contact us  
today on 01268 777400



## Cotswold Road, Westcliff-On-Sea Guide price £525,000

Aspire Estate Agents are delighted to introduce this beautifully presented four-bedroom Edwardian semi on Cotswold Road, blending glorious period character with smart modern comforts and a standout Westcliff lifestyle. A welcoming porch and tiled hallway lead to two elegant receptions with high ceilings, picture rails and stunning original features. The bay-fronted lounge enjoys fitted shutters and a wood-burning stove, while the impressive L-shaped kitchen/diner, with a second log burner, modern integrated appliances (incl. Neff double oven) and huge cupboard capacity, opens via French doors to the garden. Daily comfort is assured with double glazing throughout and a modern, well-serviced combi boiler.

Upstairs, four well-proportioned bedrooms include a bay-fronted principal with en-suite shower room and walk-in wardrobe; a stylish family bathroom and separate WC serve the remaining rooms. The boarded loft provides immense storage and offers superb scope, a loft conversion would be huge (subject to permission), making this a home you can grow into for years.

Outside, the west-facing rear garden has been recently landscaped for easy enjoyment; if family-friendly lawn is preferred, it's simple to add artificial grass. To the front, off-street parking sits on a smart block-paved driveway.

The location is exceptional: around 7 minutes' walk to Westcliff station, just a few minutes to the increasingly popular Hamlet Court Road with its excellent cafés and restaurants, and an easy walk to the seafront and the Arches. You're also within walking distance, and in catchment, for three Grammar schools, placing education, commuting and leisure all on your doorstep.

GUIDE PRICE £525,000-£550,000

Porch

Entrance Hall

Lounge: 16'8" into bay × 12'6" (5.08m × 3.81m)

L-shaped Kitchen/Diner: 19'8" max × 18'6" max (5.99m × 5.63m)

Landing

Bedroom One: 12'8" × 11'3" (3.86m × 3.43m)

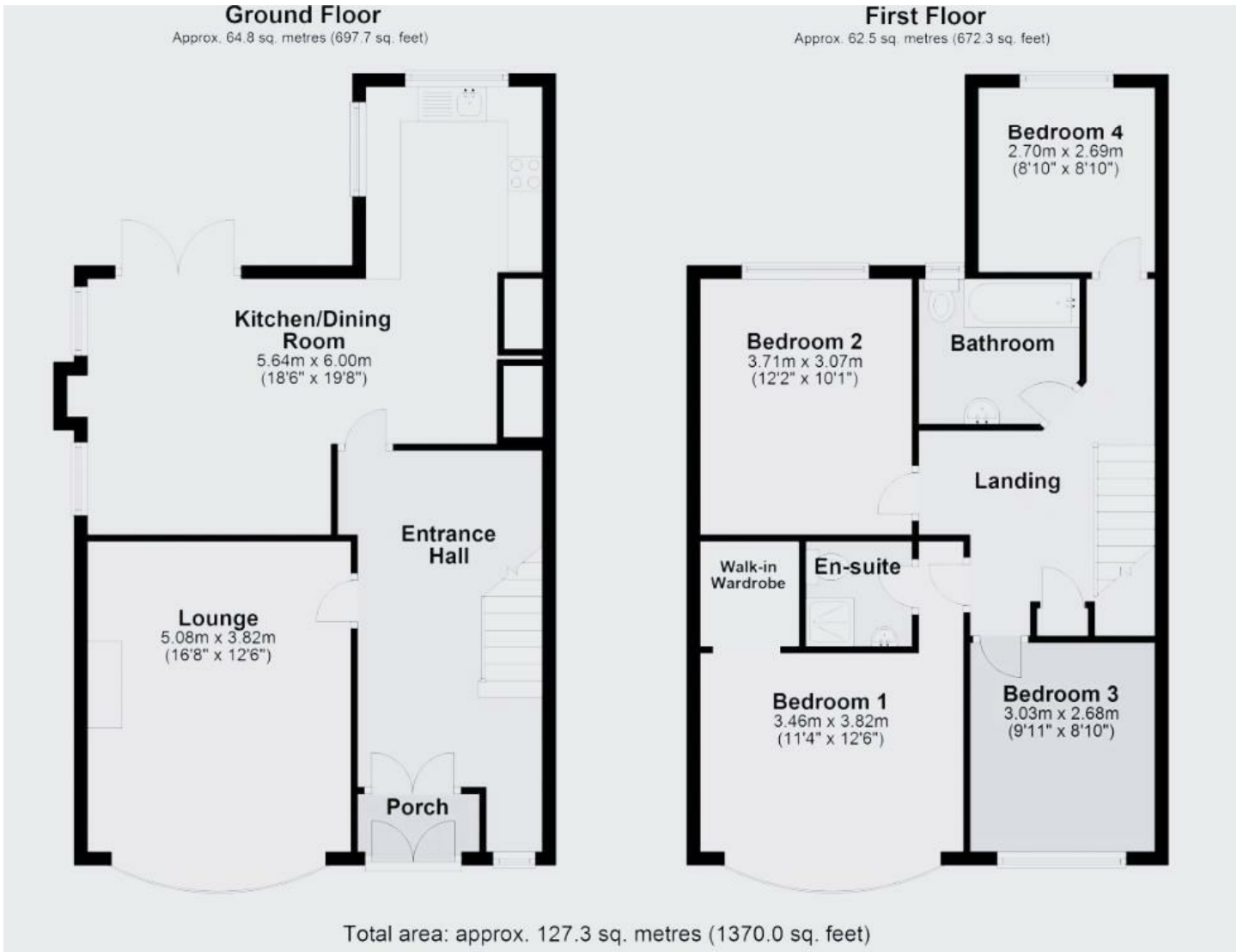
En-suite Shower Room

Bedroom Two: 12'2" × 10'1" (3.71m × 3.07m)

Bedroom Three: 8'10" × 9'11" (2.69m × 3.02m)

Bedroom Four: 8'6" × 8'10" (2.59m × 2.69m)

Bathroom



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