

**To arrange a viewing contact us
today on 01268 777400**



Kendall Way, Guide price £525,000

Aspire Estate Agents are delighted to offer for sale this impressive four-bedroom detached family residence, ideally situated in the heart of Eastwood, Leigh-on-Sea.

Beautifully presented and generously proportioned throughout, this exceptional home offers a wealth of living space perfectly suited to modern family life. Key features include a spacious open-plan lounge/dining area, a large contemporary kitchen/breakfast room, four well-proportioned bedrooms, a garage with an electric door and charging point, and a substantial rear garden — making this an ideal long-term family home.

Upon entering, you are welcomed by a bright and inviting entrance hall leading to the expansive open-plan lounge/diner, complete with a charming brick-built feature fireplace and French doors that open onto the rear garden, flooding the space with natural light. The modern kitchen/breakfast room boasts integrated appliances and ample room for family dining, while an inner hallway provides access to a convenient ground floor WC and the first floor.

The upper level comprises a well-appointed master bedroom with a private ensuite shower room, three additional double bedrooms, a modern family bathroom, and practical built-in storage.

Externally, the property occupies a generous plot offering off-street parking for two to three vehicles, a garage fitted with an electric door and EV charging point, and a beautifully maintained rear garden laid to lawn with a patio seating area — perfect for entertaining or family relaxation. The home is fully double-glazed and benefits from gas central heating throughout.

Location:

Kendal Way is a highly sought-after residential address within the catchment area for Edwards Hall Primary School and The Eastwood Academy. The area benefits from excellent transport links, including easy access to London Southend Airport (with direct train connections and international flights), Rayleigh High Street and Train Station, Southend City Centre, local parks, shopping

Entrance Hallway

Welcoming hallway featuring exposed wood beams to the walls and a hardwood internal door leading to:

Lounge / Diner 25'7" x 11'7" (7.80m x 3.53m)

A bright and spacious open-plan living and dining area featuring two radiators, double-glazed leaded windows to the front aspect, a feature brick-built fireplace with gas and open fire, exposed wood beams to the walls and ceiling, power points, and a television point. The dining area includes double-glazed French doors opening onto the rear garden.

Kitchen / Breakfast Room 17'0" x 10'9" (5.18m x 3.28m)

A generous and well-equipped kitchen fitted with cream eye-level and base units with boxed-edge work surfaces, a stainless steel 1½ bowl sink with drainer and mixer tap, four-ring gas hob with overhead extractor and double integrated oven, and integrated washing machine, fridge/freezer, and dishwasher. The room also includes a double-glazed window and door to the rear aspect, tiled flooring, tiled splashbacks, spotlights, a radiator, and a wine rack.

Inner Hallway

Provides access to the first-floor staircase, storage cupboard, and dado rail.

Ground Floor WC

Two-piece white suite comprising a low-level WC and wash basin set in a vanity unit with mixer tap, radiator, tiled flooring, and part-tiled walls.

First Floor Landing

Double-glazed window to the side aspect, radiator, dado rail, storage cupboard housing the wall-mounted boiler, power points, and loft access.

Bedroom One 11'3" x 11'2" (3.43m x 3.40m)

Double-glazed leaded window to the front aspect, fitted wardrobes and bedroom furniture, radiator, power points, and TV point.

En-Suite Shower Room

Four-piece white suite comprising a low-level WC, wash basin set in a vanity unit with mixer tap, double shower cubicle with wall-mounted mains rainfall shower, bidet, radiator, fully tiled walls, tiled flooring, and frosted double-glazed window to the side aspect.

Bedroom Two 11'6" x 11'11" (3.51m x 3.63m)

Double-glazed window to the rear aspect, dado rail, radiator, power points, and TV point.

Bedroom Three 11'4" x 9'5" (3.45m x 2.87m)

Double-glazed window to the rear aspect, radiator, and power points.

Bedroom Four 9'5" x 8'11" (2.87m x 2.72m)

Double-glazed leaded window to the front aspect, radiator, TV point, and power points.

Family Bathroom

A three-piece white suite comprising a low-level WC, wash basin, and panel-enclosed bath with mixer tap and shower attachment. The room also features a wood-beamed ceiling, part-tiled walls, tiled flooring, radiator, and frosted double-glazed window to the side aspect.

Rear Garden

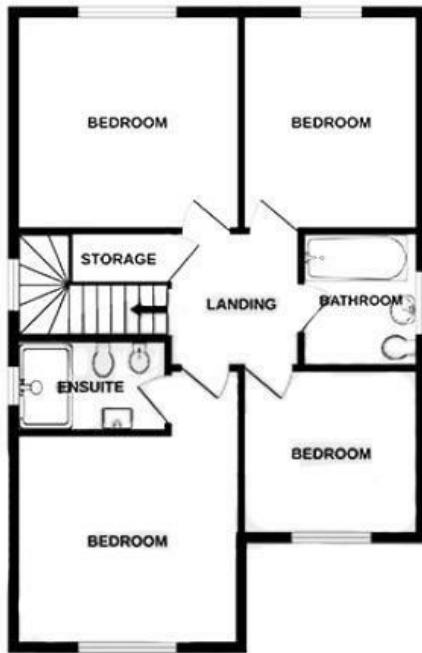
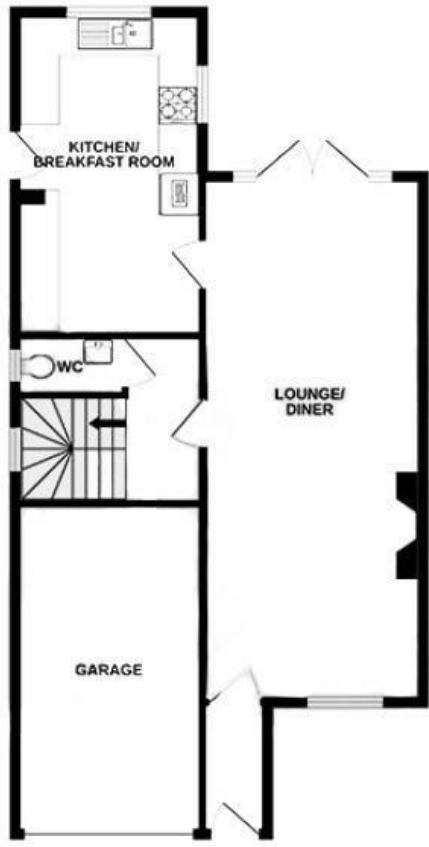
Measuring approximately 50ft in length, the garden is mainly laid with Astro turf and includes mature shrub borders, a large paved patio area ideal for entertaining, outside tap, outside lighting, and double-gated side access. Additional features include a retractable awning, wooden shed, brick-built BBQ area, and decorative arbour to the rear.

Garage 17'4" x 8'2" (5.28m x 2.49m)

Electric up-and-over door to the front aspect, power and lighting, and a wall-mounted electric vehicle charging point.

Front Aspect

Block-paved driveway providing off-street parking for up to three vehicles, with mature and well-stocked side borders. The property also benefits from an outside light, double-gated side access, and a double-glazed front door with frosted leaded glass insets leading to:



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 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		



 **rightmove**.co.uk
The UK's number one property website

Zoopla.co.uk

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.