

# Ist Call

SALES AND LETTINGS



## Kenilworth Gardens, Westcliff-On-Sea, SS0 0BH

**£625,000**

Situated on the sought after Kenilworth Gardens close to Westcliff High Grammar Schools and within easy access of Southend University Hospital, we are delighted to offer for sale this spacious three bedroom semi detached family home. Offering great potential, the property does need some cosmetic improvements but the extended ground floor offers spacious living accommodation whilst the first floor offers three bedrooms and a family bathroom whilst the accommodation is topped off with a useful converted loft/ storage room. Externally there is an approx. 70' rear garden and the front offers block paved off street parking for several vehicles as well as a garage. Viewing advised.

### Accommodation Comprising

Lead lite glazed twin timber doors providing access to enclosed storm porch with lead lite glazed windows to front and side. uPVC double glazed front door to...

### Entrance Hall



Obscure double glazed window to front, staircase to first floor, understairs storage cupboard, wood flooring, smooth plastered coved ceiling with ceiling rose, doors off to...

### Front Lounge 17'3 into bay x 13'11 (5.26m into bay x 4.24m)



Lead lite double glazed bay window to front, radiator, feature open fireplace with stone surround and matching hearth, smooth plastered coved ceiling with ceiling rose...

### Cloakroom 6'9 x 4'8 (2.06m x 1.42m)



White suite comprising low level W.C., vanity corner wash hand basin, radiator, wood flooring, smooth plastered coved ceiling with inset spotlights, obscure glazed window to rear...

### Rear Lounge 13'8 x 11'11 (4.17m x 3.63m)



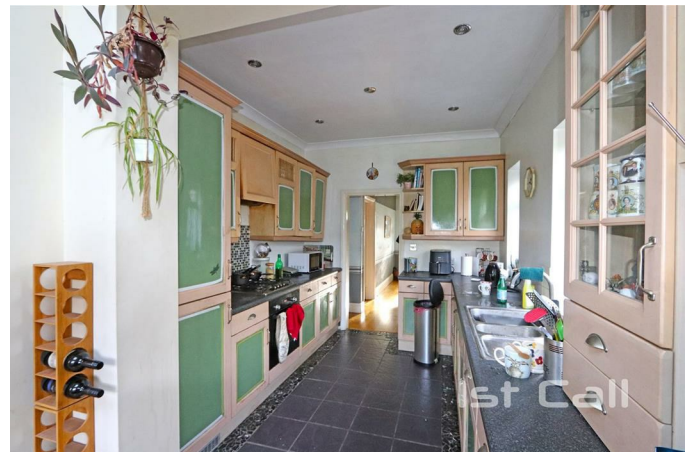
Radiator, feature open fireplace with stone surround and matching hearth, smooth plastered coved ceiling with ceiling rose, opening to...

### Breakfast Room 21'7 x 8'2 (6.58m x 2.49m)



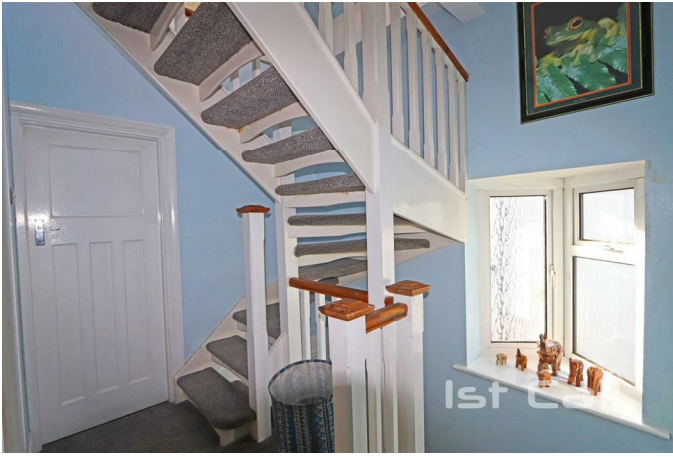
Large double glazed sliding patio doors to rear garden, additional double glazed window to rear and stable door to side, three skylight windows, radiator, wood flooring, smooth plastered ceiling, opening to...

### Kitchen 10'4 x 8'10 (3.15m x 2.69m)



Range of fitted base units with toning roll edged working surfaces over, inset single drainer stainless steel sink unit, integrated stainless steel gas hob with oven below and concealed extractor hood over, integrated fridge/ freezer and dishwasher, matching range of wall mounted cupboards and glazed display cupboards, tiled splashbacks and flooring, two double glazed windows to side...

## First Floor Landing



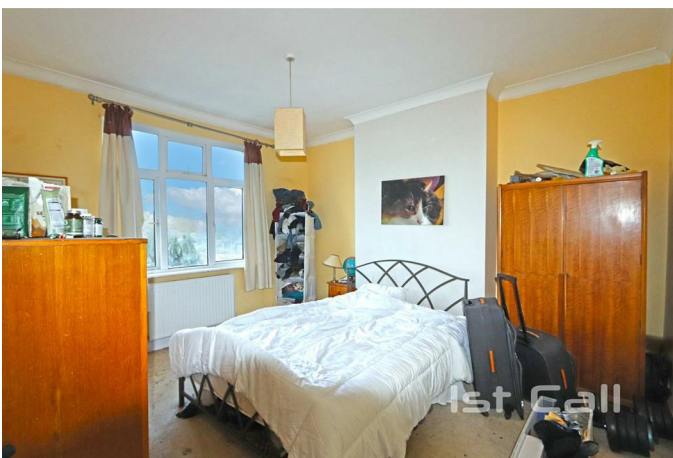
Oriel double glazed bay window to side, additional skylight window, staircase to second floor, smooth plastered ceiling, doors off to...

## Bedroom 1 17'9 into bay x 14' (5.41m into bay x 4.27m)



Lead lite double glazed bay window to front, radiator, smooth plastered covered ceiling with ceiling rose...

## Bedroom 2 13'8 x 12'5 (4.17m x 3.78m)



Double glazed window to rear, radiator, smooth plastered covered ceiling...

## Bedroom 3 8'10 x 7'2 (2.69m x 2.18m)

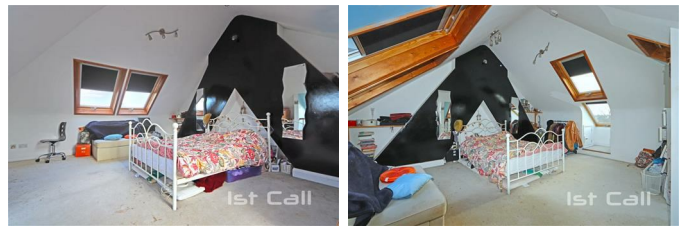
Lead lite double glazed window to front, radiator, smooth plastered covered ceiling...

## Bathroom 8'8 x 7'11 (2.64m x 2.41m)



Suite comprising freestanding roll top bath with mixer tap and shower attachment, large walk in fully tiled shower with glazed doors, vanity wash hand basin, low level W.C., heated towel rail, tiled flooring, smooth plastered ceiling with inset spotlights, obscure double glazed window to rear...

## Second Floor Loft Room 16'11 x 15'2 (5.16m x 4.62m)



Variety of skylight windows to front and rear aspects with fitted blinds, radiator, access to eaves storage cupboards, smooth plastered ceiling... (We understand that Building Regulation consent was never provided as a door was not installed although we cannot guarantee that this would be all that is required to meet current Building Regulations)

## Externally

### Rear Garden



Approx. 70' in depth and comprising paved patio area, remainder mostly laid to lawn with established flower/ shrub borders, pond, timber summerhouse, door providing access to...

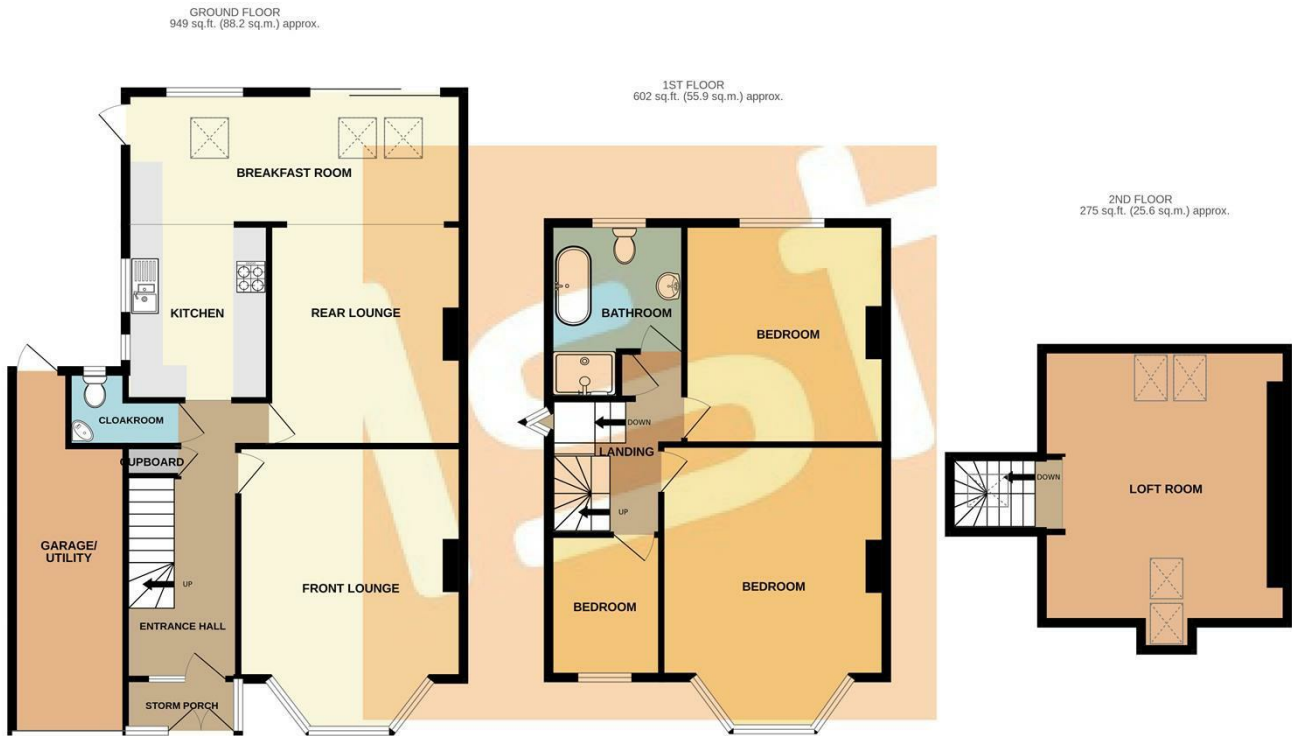
## Garage/ Utility 17'5 x 7' plus 5'8 x 3'4 (5.31m x 2.13m plus 1.73m x 1.02m)

Up & over door, power and light connected, wall mounted gas boiler, hot water cylinder, plumbing for washing machine...

### Front Garden

Block paved providing off street parking for several vehicles...

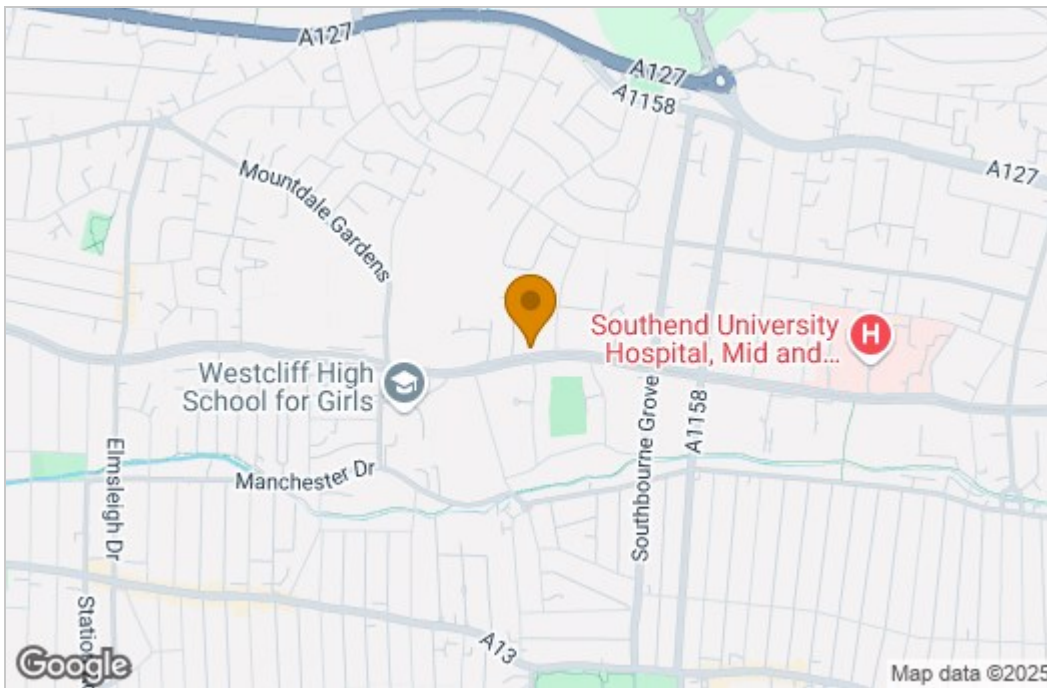
# Floor Plan



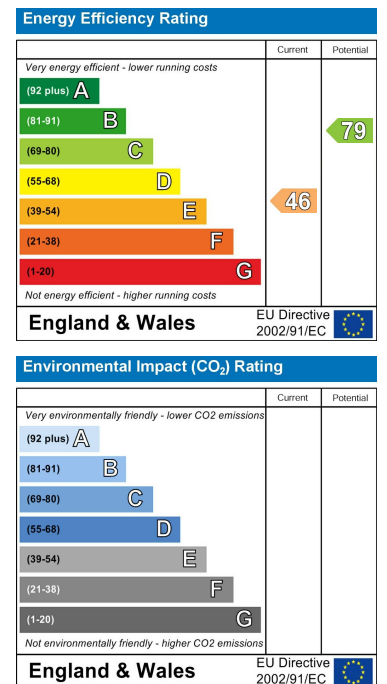
TOTAL FLOOR AREA : 1827 sq.ft. (169.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph



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