

# Ist Call

SALES AND LETTINGS



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

**£550,000 - Freehold**

3-bed semi on coveted Kenilworth Gardens! Extended ground floor, spacious loft room, 70' garden, garage, parking for several cars. Near Westcliff Grammar Schools & hospital. Needs updating but great potential!

Located on the highly coveted Kenilworth Gardens, this spacious three-bedroom semi-detached family home occupies a prime position close to the prestigious Westcliff High Grammar Schools and within convenient reach of Southend University Hospital. This excellent location combines educational excellence with practical accessibility. While the property would benefit from some cosmetic updating, it presents an exceptional opportunity for buyers seeking a characterful home with outstanding potential. The thoughtfully extended ground floor provides generous living accommodation, creating flexible family spaces that can adapt to modern lifestyle needs. The first floor houses three well-proportioned bedrooms and a family bathroom, while the accommodation is enhanced by a useful converted loft space - perfect for storage or potential further development, subject to planning permissions. The property's outdoor credentials are particularly impressive. The substantial rear garden extends approximately 70 feet, offering a wonderful private sanctuary for family activities, entertaining, or keen gardeners. To the front, the block-paved driveway provides off-street parking for several vehicles - a significant advantage in this desirable area - complemented by a garage for additional storage or workshop space. This property represents an ideal opportunity for families seeking a home in one of Westcliff's most sought-after residential streets, with the added benefit of being able to put their own stamp on the interiors. The combination of excellent location, generous accommodation, and development potential makes this a compelling proposition. We strongly recommend viewing to appreciate the true scale and potential this wonderful family home offers.

### 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)



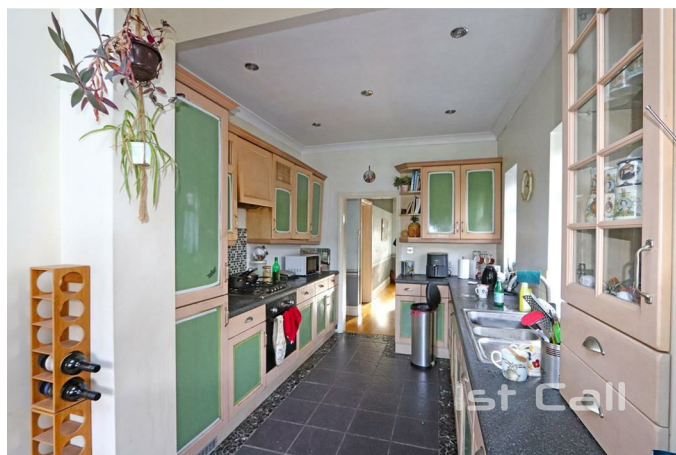
Radiator, feature open fireplace with stone surround and matching hearth, smooth plastered coved ceiling with ceiling rose, opening to...

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



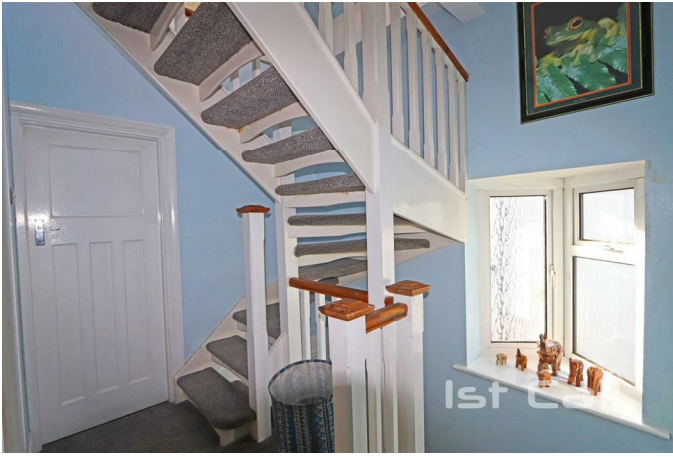
Large double glazed sliding patio doors to rear garden, additional double glazed window to rear and stable door to side, three skylight windows, radiator, wood flooring, smooth plastered ceiling, opening to...

### 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



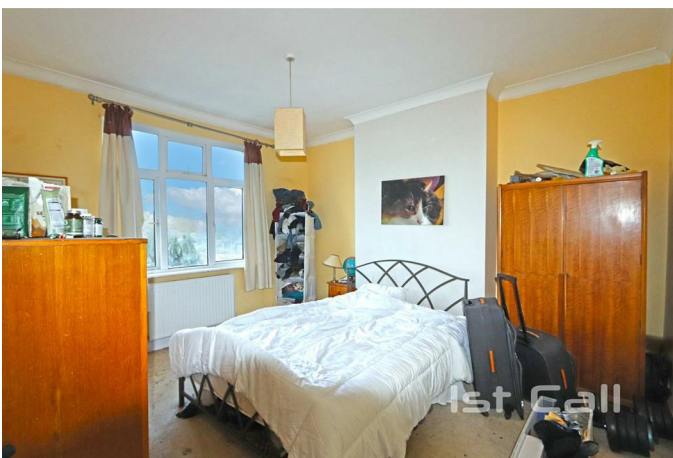
Oriel double glazed bay window to side, additional skylight window, staircase to second floor, smooth plastered ceiling, doors off to...

## 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)

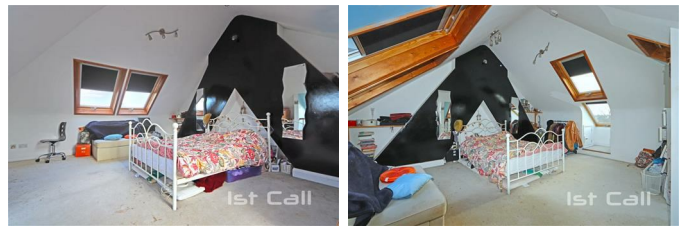
Lead lite double glazed window to front, radiator, smooth plastered covered ceiling...

## 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...

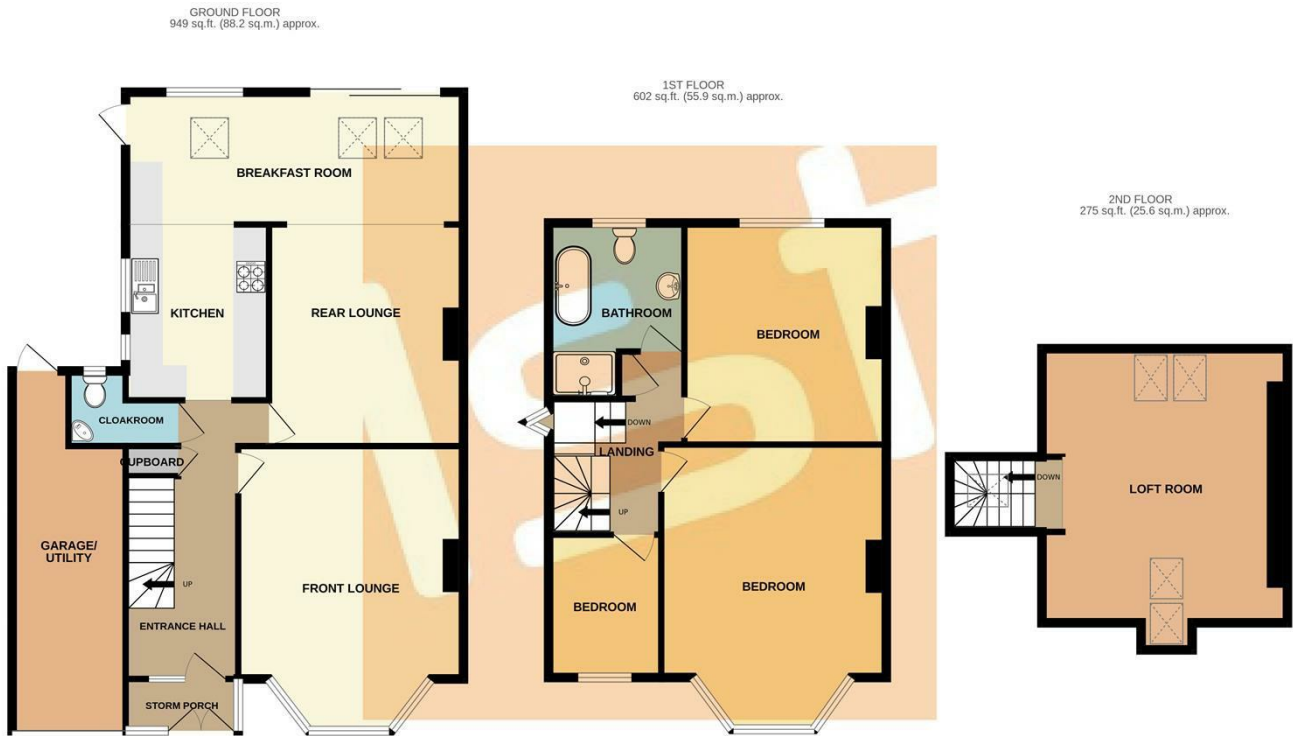
## Garage/ Utility 17'5 x 7' plus 5'8 x 3'4 (5.31m x 2.13m plus 1.73m x 1.02m)

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...

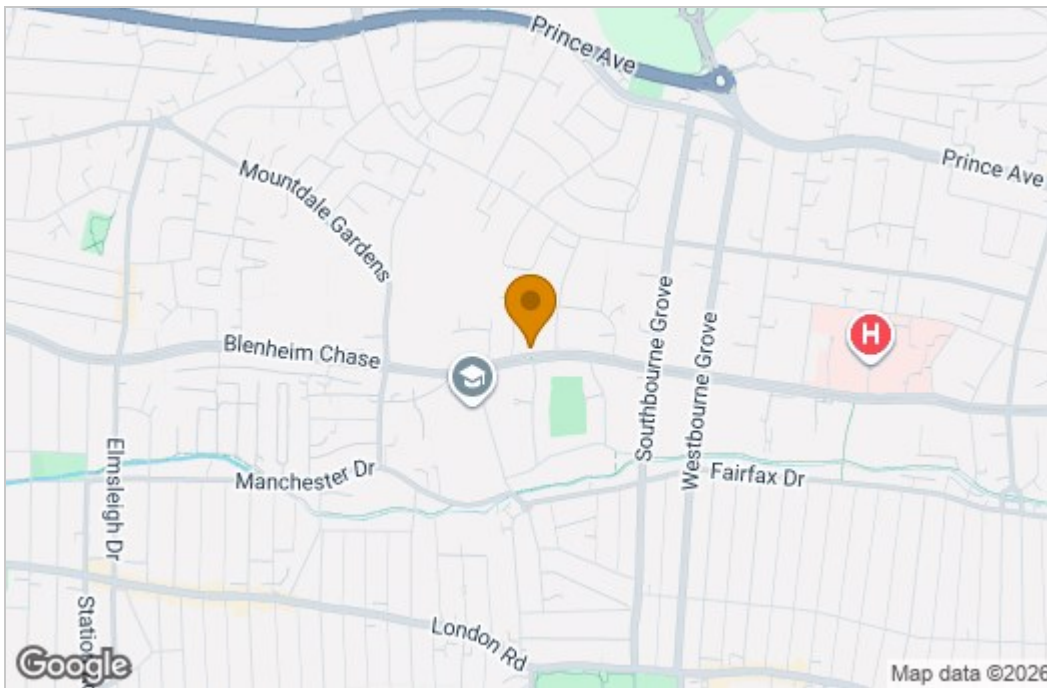
# Floor Plan



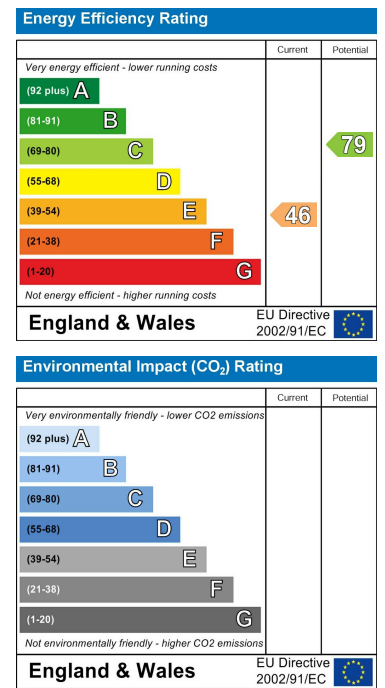
TOTAL FLOOR AREA : 1827 sq.ft. (169.7 sq.m.) approx.

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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