



Ramuz Drive | | Westcliff-on-Sea | SS0 9JJ

£425,000

**bear**  
*Estate Agents*

**Ramuz Drive |  
Westcliff-on-Sea | SSO 9JJ  
£425,000**

Bear Estate Agents are thrilled to bring to the market this charming three bedroom semi-detached family home boasting a bay fronted lounge, a log burner in the dining room and a stunning rear garden.

- Semi-Detached Family Home
- Dining Room with a Feature Log Burner
- Fitted Kitchen with a Butler Sink
- Modern Three Piece Bathroom
- Two Off-Street Parking Spaces
- Bay Fronted Lounge
- French Doors Opening to the Garden
- Three Bedrooms with Built-In Storage
- Stunning Laid to Lawn Rear Garden with Patio Areas
- Boarded Loft with Ladder and Lighting





Internally, the accommodation begins with an entrance hall leading to a bay fronted lounge and a dining room fitted with a feature log burner and French doors opening onto the rear garden. A fitted kitchen with a butler sink and plenty of under stair storage completes the ground floor. The first floor presents a bay fronted master bedroom with built-in wardrobes, a second double bedroom with its own wardrobe, a single bedroom and a modern three piece bathroom. Further benefits include double glazing, gas central heating and a boarded loft with ladder access and lighting. Externally, the property boasts a beautifully landscaped rear garden with patio seating areas and an extensive laid to lawn area, alongside two off-street parking spaces to the front.

The property is located on Ramuz Drive in Westcliff-on-Sea, within catchment of The Westborough School and Chase High School. It is also close to a wealth of amenities, London Road, the A127, bus links and Westcliff Train Station, as well as Chalkwell Park and Southend Hospital.

## Three Bedroom Semi-Detached House

### Entrance Hall

14'10 x 5'5 (4.52m x 1.65m)

### Lounge

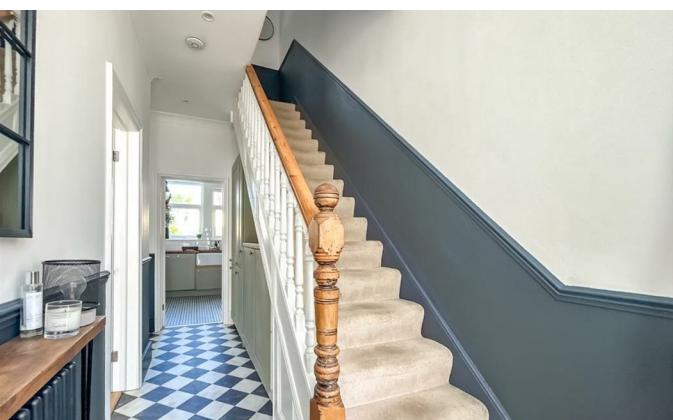
15'4 x 11'3 (4.67m x 3.43m)

### Dining Room

12'6 x 10'4 (3.81m x 3.15m)

### Kitchen

8'8 x 6'3 (2.64m x 1.91m)



## Landing

9'9 x 6'2 (2.97m x 1.88m)

## Bedroom One

15'10 x 10'7 (4.83m x 3.23m)

## Bedroom Two

12'8 x 10'7 (3.86m x 3.23m)

## Bedroom Three

8'0 x 6'1 (2.44m x 1.85m)

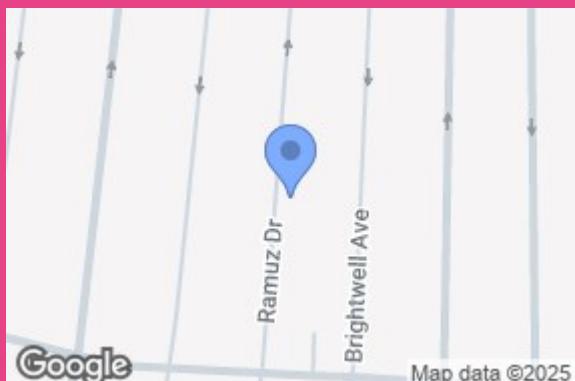
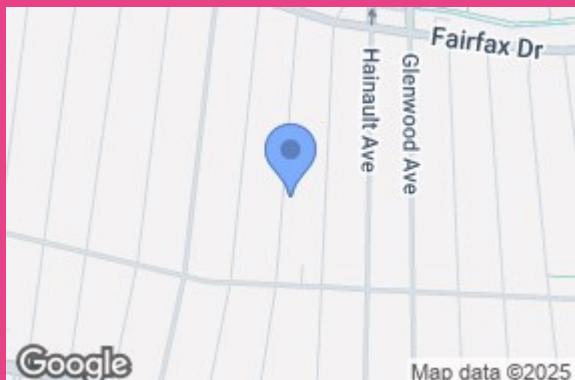
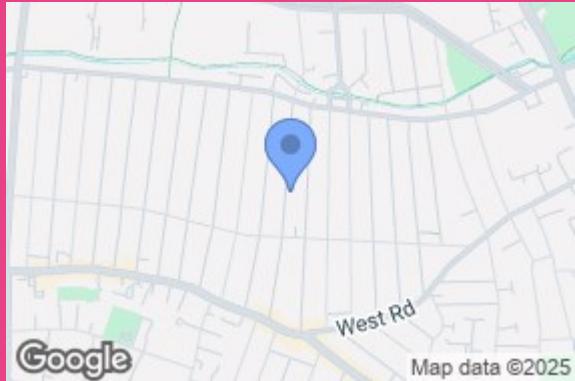
## Bathroom

7'5 x 6'1 (2.26m x 1.85m)

## Garden

## Off-Street Parking





**GROUND FLOOR**  
40.8 sq.m. (439 sq.ft.) approx.

**1ST FLOOR**  
40.7 sq.m. (438 sq.ft.) approx.

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs (A2 plus)	A	74
(B1-91)	B	
(B9-80)	C	
(D5-68)	D	
(E3-54)	E	56
(F21-38)	F	
(G1-20)	G	
Not energy efficient - higher running costs		

**TOTAL FLOOR AREA: 81.5 sq.m. (877 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floor plans, 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 not be used as such by any prospective purchaser. The floor plan is for indicative purposes only and has not been tested and no guarantee as to their operability or efficiency can be given.

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