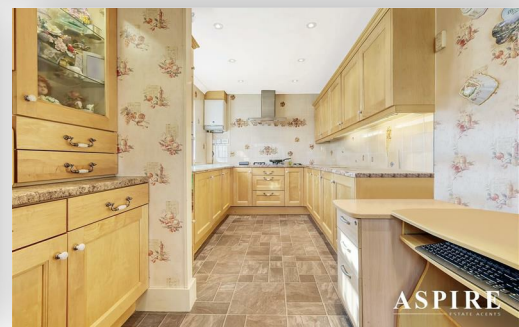


To arrange a viewing contact us  
today on 01268 777400



## Eastwood Boulevard, Westcliff-On-Sea Offers invited £475,000

Aspire Estate Agents are thrilled to present this generously sized, two double-bedroom semi-detached bungalow, set on a spacious plot in a sought-after location. The property features a large rear garden, a substantial driveway, and a garage.

Internally, the home offers a welcoming entrance hallway, a spacious main double bedroom with a charming bay window, a second double bedroom with fitted wardrobes, a modern four-piece family bathroom, a comfortable lounge, and a large kitchen/diner.

This impressive property also offers considerable potential for extension to both the side and rear, subject to planning permission, thanks to its expansive plot. Additional benefits include full double glazing, gas central heating, and a generously sized loft space.

Situated within the catchment area for the prestigious Westcliff High School for Boys and Westcliff High School for Girls, we highly recommend arranging viewings to fully appreciate the potential of this home.

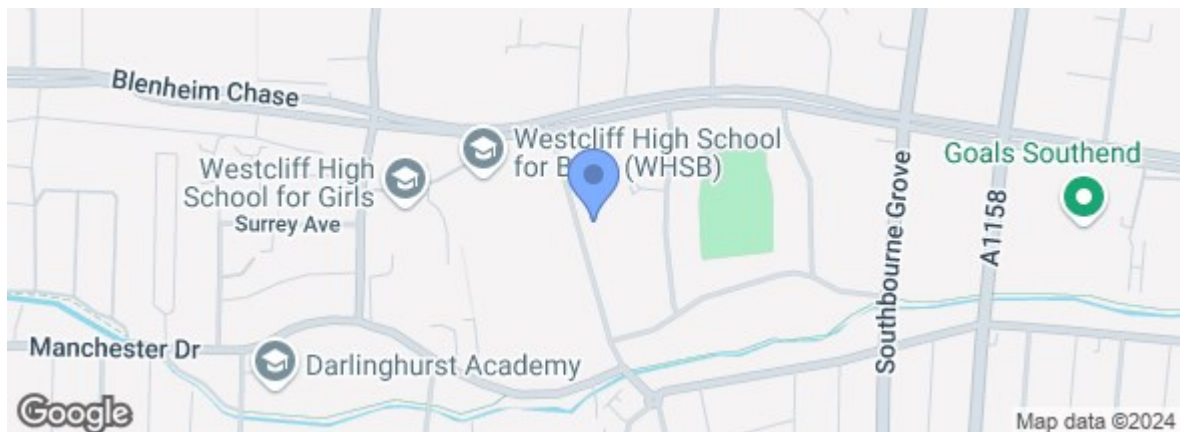
LOUNGE - 14'3" X 12'6" ( 4.3M X 3.8M )  
KITCHEN/DINER - 18'10" X 9'2" ( 5.7M X 2.8M )  
BEDROOM ONE - 14'7" X 10'10" ( 4.4M X 3.6M )  
BEDROOM TWO - 10'10" X 9'5" ( 3.3M X 2.8M )  
SHOWER ROOM - 8'8" X 7'11" ( 2.6M X 2.4M )  
GARAGE - 16'9" X 7'8" ( 5.1M X 2.3M )  
WORKSHOP - 15'5" X 8'2" ( 4.7M X 2.5M )





Total area: approx. 97.7 sq. metres (1051.8 sq. feet)  
**Eastwood Boulevard**

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