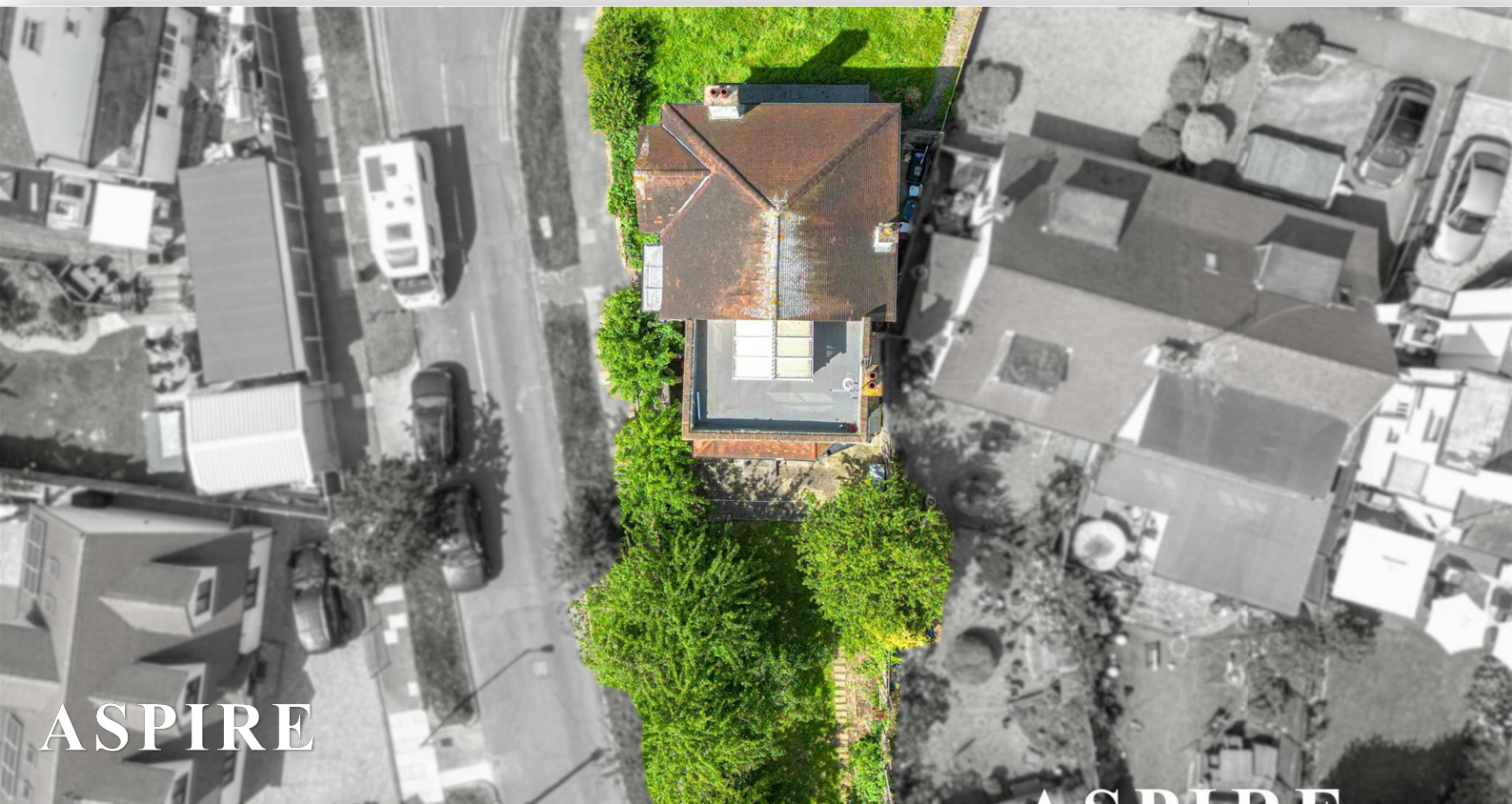


*To arrange a viewing contact us
today on 01268 777400*



Kenilworth Gardens, Westcliff-On-Sea Offers Over £995,000

CHECK OUT THE VIDEO. Aspire estate agents are pleased to showcase this home which is now divided into three floors, with a unique solarium and roof terrace with panoramic views, as well as a big fully boarded loft space on the top level. The property includes an entry hall, two large reception areas, a breakfast room, kitchen, and an outside cloakroom, three first floor double bedrooms, family bathroom and en suite to the master.

Tenure - Freehold
Council Tax Band - D

Location:

This detached home sits in a desirable location for professional couples with families, not least because it is just a short walk from some very well regarded local schools including the Westcliff High School for Boys, Westcliff High School for Girls, Thomas More High School, Chase High School and the Lancaster School. Westcliff-on-Sea is a popular seaside town, known for Westcliff Beach, The Cliffs Pavillion Theatre and the sloping lawns of Southend Cliff Gardens. However is is also a thriving community with good local shops and other amenities and transport links to London from Chalkwell or Westcliff stations (around 50 mins to Fenchurch St) or via the A127 Southend Arterial Road (to the the M25 and into the City). There are plenty of sports and other clubs for families locally and the Wellstead Gardens Sports and Social Club is just around the corner.



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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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	



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.