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## Brookside Crescent, Westcliff-On-Sea Guide price £375,000

Aspire Estate Agents presents this stunning four-bedroom family home featuring ample parking and a west-facing garden. Perfectly located for London commuters, this property offers easy access to both train lines. Inside, you'll find a quality kitchen equipped with an upgraded fridge freezer and hob, a spacious lounge-diner with French doors leading to the sunny garden, a convenient downstairs WC, and a utility cupboard.

The upper floors include a three-piece family bathroom and four generously sized bedrooms, two with built-in wardrobes, while the top floor features its own en-suite. Recently repainted and recarpeted throughout, the home also boasts oak decking outside.

With nearby amenities, bus links, and school options such as Earls Hall and Chase High, this beautifully finished home on a quiet side road is a must-view! Guide Price £375,000 to £400,000

[www.aspireestateagents.co.uk](http://www.aspireestateagents.co.uk)

Frontage/Parking - Ample off-street parking on block paved driveway, planting border, pathway leading to an overhanging front porch with an obscured double glazed composite front door leading to:

Entrance Hallway - Newly carpeted staircase rising to first floor landing with storage area underneath, large storage/utilities cupboard, radiator, skirting and wood effect laminate flooring

Utilities Cupboard - Fuse board, space for washer/dryer, skirting, wood effect laminate flooring.

Kitchen - 3.60m × 2.44m (11'9" × 8'0") - UPVC double glazed window to front aspect. Modern matt kitchen units both wall-mounted and base level comprising; inset sink and chrome mixer tap set into quartz worktops with routed drainer and a mirrored splashback, integrated dishwasher, hidden boiler cupboard with combination boiler, newly installed Bosch four ring burner induction hob with hidden extractor over, integrated Siemens oven, newly installed and integrated Bosch fridge/freezer, LED spotlighting, skirting and wood effect laminate flooring, opening through to:

Lounge-Diner - 4.84m × 4.72m (15'10" × 15'5") - UPVC double glazed French doors and sidelights for direct access to private garden, two radiators, skirting, wood effect laminate flooring.

Downstairs W/C - Obscured UPVC double glazed window to front aspect, low-level w/c, corner wall-mounted wash basin with tiled splashback and chrome mixer tap, radiator, extractor fan, LED spotlighting, skirting, tiled flooring.

First Floor Landing - Newly carpeted flooring with staircase rising to second floor, skirting, doors to all rooms.

Three-Piece Family Bathroom - 2.46m × 1.79m (8'0" × 5'10") - Tiled bath area with chrome mixer tap and shower attachment, wall-mounted wash basin with chrome mixer tap and tiled splashback, w/c with hidden cistern, chrome towel radiator, extractor fan, LED spotlighting, tiled flooring.

Master Bedroom - 4.67m × 2.60m (15'3" × 8'6" ) - UPVC double glazed French doors and sidelights for Juliet balcony access, large set of fitted wardrobes, radiator, skirting, newly fitted carpet.

Bedroom Three - 4.10m × 2.43m (13'5" × 7'11") - UPVC

double glazed window to front aspect, radiator, skirting, newly fitted carpet.

Bedroom Four - 2.74m × 2.21m (8'11" × 7'3") - UPVC double glazed window to front aspect, radiator, skirting, newly fitted carpet.

Bedroom Two/Home Office - 4.10m × 4.00m (13'5" × 13'1") - UPVC double glazed window to front aspect, fitted wardrobe, access to en-suite, eaves storage, two radiators, skirting, newly fitted carpet.

En-Suite - 2.45m × 1.87m (8'0" × 6'1") - UPVC double glazed Velux window, tiled corner shower cubicle with drencher head and secondary shower attachment, wall-mounted wash basin with tiled splashback and chrome mixer tap, w/c with hidden cistern, extractor fan, LED spotlighting, chrome towel radiator, skirting and tiled flooring.

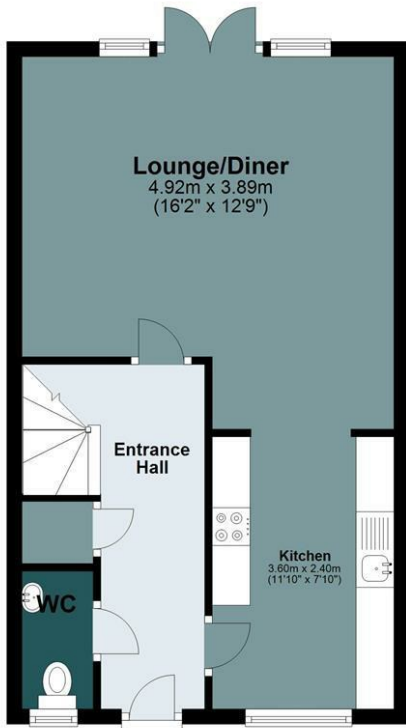
Second Floor Landing - Two eaves storage cupboards, radiator, skirting, newly fitted carpet.

West Facing Rear Garden - Solid oak decked seating area, raised sleeper flowerbed to rear, mature planting borders, fenced all around with large lawn area and high levels of privacy due to planting. Shed to remain.



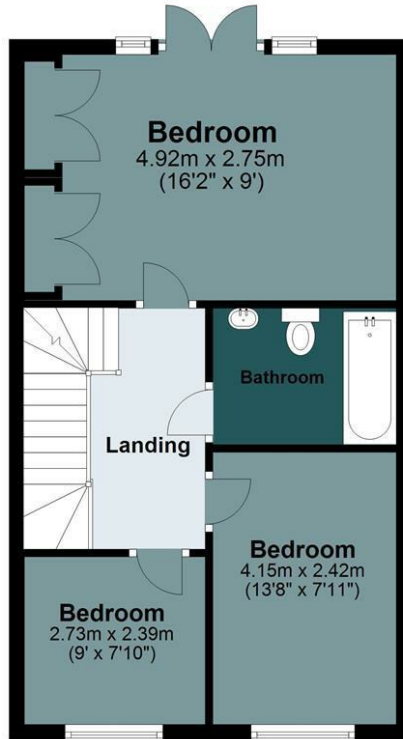
### Ground Floor

Approx. 42.0 sq. metres (452.3 sq. feet)



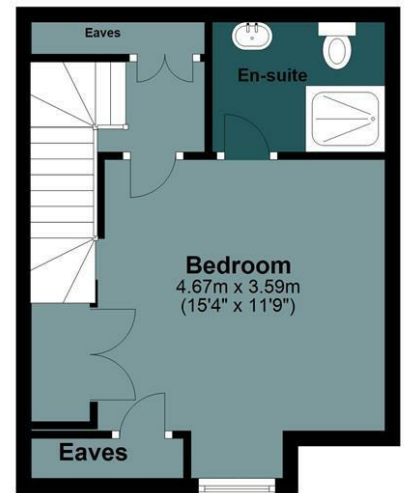
### First Floor

Approx. 43.5 sq. metres (468.6 sq. feet)



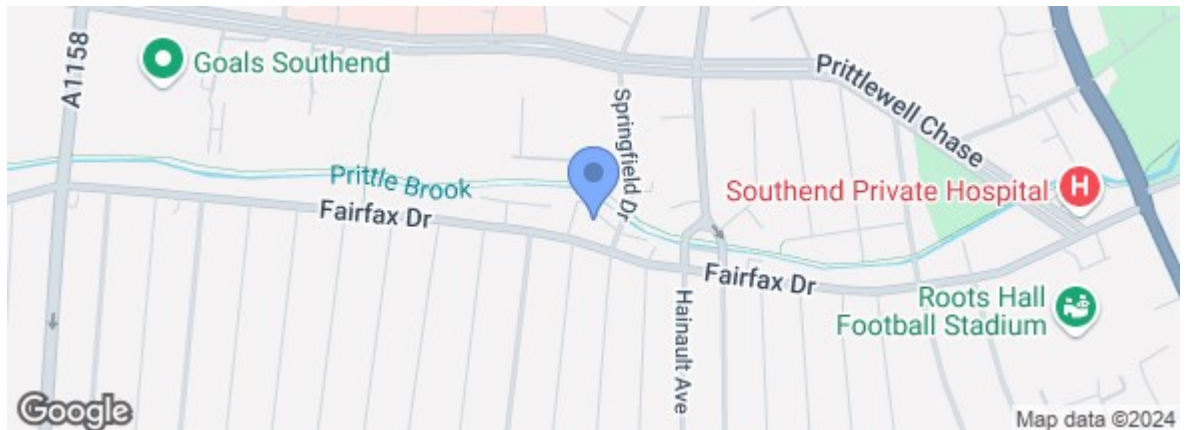
### Second Floor

Approx. 27.3 sq. metres (294.3 sq. feet)



Total area: approx. 112.9 sq. metres (1215.2 sq. feet)  
**Brookside Crescent**

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) <b>A</b>	88 89
(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>	
<small>Not energy efficient - higher running costs</small> England & Wales EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current Potential
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
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(21-38) <b>F</b>	
(1-20) <b>G</b>	
<small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small> England & Wales EU Directive 2002/91/EC	



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