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today on 01268 777400*



Ramuz Drive, Westcliff-On-Sea Guide price £350,000

This charming four-bedroom semi-detached home on Ramuz Drive offers a wonderful opportunity to own a spacious property in a sought-after location. The ground floor boasts a flexible layout, featuring an open-plan kitchen/diner, a light-filled conservatory, and a generously proportioned lounge, perfect for both family life and entertaining. On the first floor, you'll discover three bedrooms and a family bathroom, with a staircase leading up to the second floor, where a loft conversion provides a fourth bedroom—ideal for a growing family. A standout feature of this property is the high-spec outbuilding in the rear garden, expertly designed as a fully equipped home office. Complete with a tiled roof, UPVC windows, and sleek modern cladding, this space offers an excellent environment for remote work, creative projects, or quiet study. Guide

Price £350,000 to £375,000

Ground Floor

As you step inside, the ground floor welcomes you with a spacious lounge that flows effortlessly into an open-plan kitchen/diner, creating the perfect heart of the home. A bright and airy conservatory extends the living area, offering a serene retreat with views over the rear garden—ideal for both relaxation and entertaining. This well-thought-out layout caters to family life while providing a great space for hosting guests.

First Floor

The first floor features three generously sized bedrooms, each offering ample storage and natural light, as well as a stylish, modern family bathroom. An added bonus is the loft room, which serves as a versatile fourth bedroom, providing privacy and flexibility. Whether used as a master bedroom, guest room, or home office, this space offers endless possibilities. The layout ensures ample room for a growing family or anyone seeking additional space.

Second Floor

The second floor is dedicated to a loft conversion that adds a tranquil fourth bedroom. This private retreat can be used as a spacious master suite, a guest room, or even a creative studio. With its elevated position, the room offers wonderful views, and its cozy yet functional design makes it a perfect addition to the home.

Exterior

The beautifully decked rear garden is a true highlight, framed by mature shrubbery that creates a peaceful, private oasis. A standout feature is the bespoke outbuilding, designed for those who work remotely. With a tiled roof, UPVC windows, and cladding on the sides and back, this fully powered space includes hardwired internet, multiple electrical points, and lighting, making it an ideal home office, gym, or studio.

Location

Nestled in the heart of Westcliff-on-Sea, this property enjoys excellent transport links, with Westcliff and Prittlewell train stations providing direct access to London. You'll also be within walking distance of a wide range of shops, restaurants, and bars, as well as the charming Chalkwell Park, perfect for scenic walks year-round. With multiple bus routes nearby, this location offers convenience and accessibility.

School Catchment

For families, the home is located within the catchment area of The Westborough School and Chase High School, both known for their excellent education. With superb local amenities, green spaces, and transport links

nearby, this property is ideally positioned for convenience and a high-quality lifestyle.

Lounge - 17'9 x 10'

Kitchen - 7'5 x 9'5

Diner - 15' x 8'9

Conservatory - 9'9 x 14'1

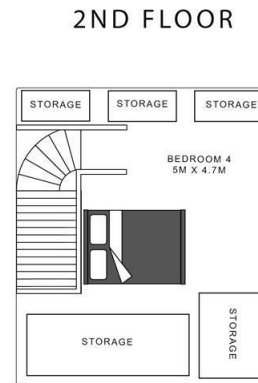
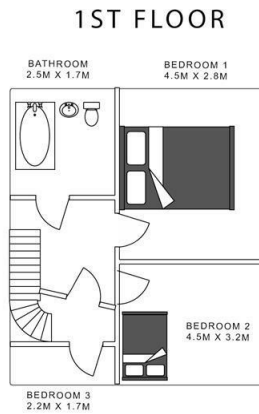
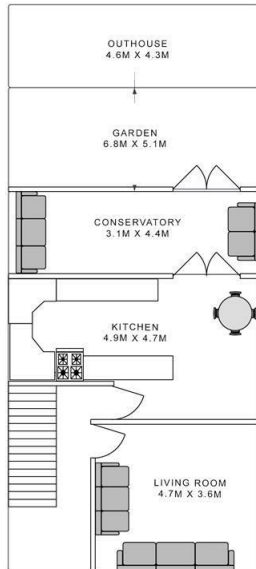
Bedroom One - 9'1 x 14'1

Bedroom Two - 9'2 x 14'3

Bedroom Three - 7'3 x 5'7

Loft Bedroom - 15'2 x 12'1

Outbuilding - 13'6 x 14'9



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			
(1-10) 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			
(1-10) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			



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