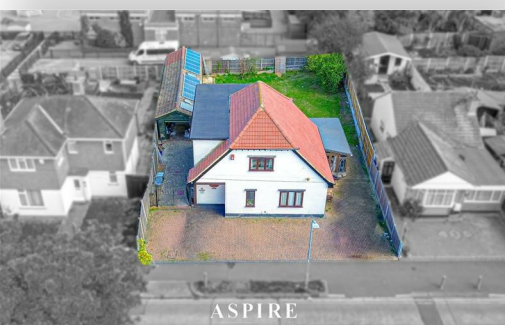


**To arrange a viewing contact us
today on 01268 777400**



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Colemans Avenue, Westcliff-On-Sea Guide price £450,000

Aspire Estate Agents are delighted to introduce this four bedroom detached family home, blending generous floor space, versatile rooms and superb potential in a highly convenient location.

Set behind a driveway for multiple cars, a welcoming hallway leads to a bright 24'5 x 13'5 lounge/diner, bathed in natural light and opening through double doors to a substantial 21'6 conservatory, a brilliant year round living, playing, working space with garden views. The well appointed kitchen sits adjacent, with pantry cupboard, integrated oven/hob, and side access to the garden.

A further ground floor reception room functions perfectly as a fourth bedroom, guest suite or dedicated home office, ideal multi generational flexibility.

Upstairs are three well proportioned bedrooms, each with excellent storage, plus a family bathroom and separate WC. Bedroom one enjoys fitted wardrobes and an en suite shower room.

Outside, the generous rear garden offers a paved patio and deep lawn, great for entertaining, with side access to the front. The large garage continues into a power and light workshop, providing outstanding hobby and storage space.

Positioned for everyday ease, in catchment for Southend Grammar schools, walking distance to Southend Hospital, close to local amenities and with swift connections to the A127.

With its expansive footprint, multiple living areas and flexible fourth bedroom at ground level, this home is ripe for personalisation, a fantastic opportunity to style, extend or reconfigure (STPP) and create the perfect long term family base. Early viewing recommended.

Guide Price £450,000-£475,000

www.aspireestateagents.co.uk

Ground Floor

Hallway

Lounge/Diner

24'5" x 13'5" (7.44m x 4.09m)

Kitchen

9'10" x 8'10" (3.00 x 2.70)

Bedroom 4/Reception

13'5" x 12'5" (4.10 x 3.80)

Conservatory

21'6" x 10'5" (6.55m x 3.18m)

First Floor

Landing

Bedroom 1

13'5" x 12'5" (4.10 x 3.80)

En-Suite Shower Room

Bedroom 2

13'1" x 10'5" (4.00 x 3.20)

Bedroom 3

13'1" x 12'9" (4.00 x 3.90)

Bathroom

7'2" x 5'6" (2.20 x 1.70)

W/C

Garage

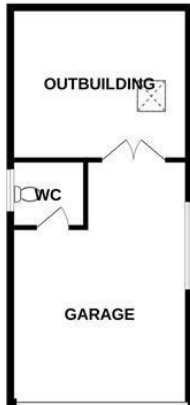
10'7" x 10'5" (3.24 x 3.20)

Outbuilding

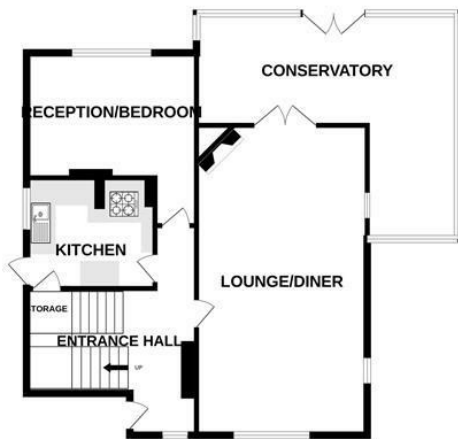
17'8" x 10'7" (5.41 x 3.24)

Garden

GROUND FLOOR
1356 sq.ft. (126.0 sq.m.) approx.



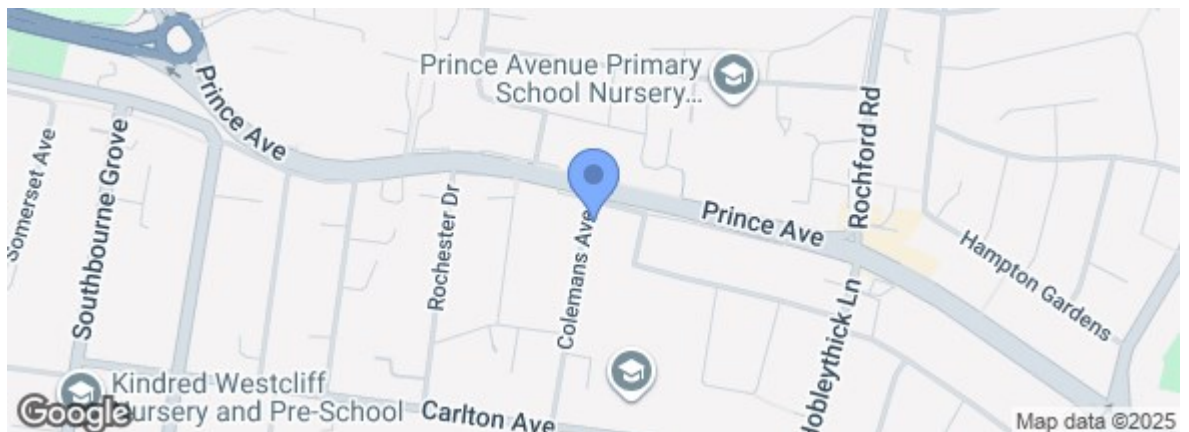
1ST FLOOR
589 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA : 1946 sq.ft. (180.8 sq.m.) approx.

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
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
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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