



# FOR SALE

## Kenilworth Gardens, Westcliff-On-Sea SS0 0BH

Offers In Excess Of £650,000 Freehold Council Tax Band - E

- Semi-Detached Five Bedroom Home
- Two Reception Rooms
- Benefitting From Two Large Garages & Carport
- Four Double Bedrooms
- Ample Storage Throughout
- Close Proximity To Outstanding Grammar Schools
- Short Distance To Chalkwell & Prittlewell Station
- Local Amenities Nearby
- Exceptionally Large Plot
- Driveway With Parking For Two Vehicles

Selling & letting all types of property in Chalkwell,  
Westcliff, Leigh, Southend and the surrounding areas.

**appointmoor**

## Description

Nestled in the sought-after Kenilworth Gardens of Westcliff-On-Sea, this charming semi-detached house offers a spacious canvas for you to create your dream home. Boasting two reception rooms and five bedrooms, this property provides ample space for comfortable living and entertaining. With a substantial plot size this home offers endless possibilities for expansion and personalization. The parking facilities are generous, accommodating several vehicles with the added convenience of two garages and a carport.

Located on Kenilworth Gardens you are within an great area for local amenities, a stones throw from Southend Hospital and with quick access routes to the A127. Not forgetting, you

are also within a short distance to both Chalkwell and Prittlewell Station if you work in the city. Perfectly positioned near outstanding grammar schools, this property is ideal for families seeking quality education for their children. Whether you're looking to settle in a peaceful neighbourhood or wanting to invest in a property with great potential, this five-bedroom semi-detached house in Kenilworth Gardens is a fantastic opportunity not to be missed.

### Entrance

Single glazed obscure door to entrance, carpet flooring, radiator, storage cupboard, wooden beams, pendant lighting.

### Lounge

Carpet, radiator, double glazed bay window to front aspect, feature fireplace, coving to ceiling, picture rail, ceiling rose, pendant lighting.

### Kitchen/Diner

Carpet flooring, radiator, double glazed sliding doors to rear aspect, feature fireplace, coving to ceiling, pendant lighting.

Kitchen - Laminate flooring, double glazed window to side aspect, single glazed obscure door to side aspect, base & wall units, rolltop worksurface incorporating stainless steel sink & drainer, space for fridge/freezer, 4 point electric hob with extractor over, integrated oven, space & plumbing for washing machine, partially tiled walls, ceiling mounted lighting.

### Utility Room

Laminate flooring, wall units, space and plumbing for washing machine, ceiling mounted lighting.

### W/C

Laminate flooring, double glazed window to side aspect, tiled walls, W/C, hand basin, pendant lighting.

### Landing

Carpet flooring, double glazed obscure glass stained window to side aspect, picture rail, pendant lighting.

### Bedroom 1

Carpet flooring, radiator, double glazed bay window to front aspect, feature fireplace, fitted wardrobes, picture rail, pendant lighting.

### Bedroom 2

Carpet flooring, radiator, double glazed window to rear aspect, fitted wardrobes, picture rail, pendant lighting.

### Bathroom

Laminate flooring, radiator, double glazed obscure window to rear aspect, storage cupboard, bath with shower system installed, hand basin, coving to ceiling, pendant lighting.

### W/C

Laminate flooring, double glazed obscure window to side aspect, W/C, partially tiled walls, ceiling mounted lighting.

### Bedroom 3

Carpet flooring, radiator, double glazed window to rear aspect, eaves storage, ceiling mounted lighting.

### Bedroom 4

Carpet flooring, radiator, double glazed window to front aspect, eaves storage, pendant lighting.

### Bedroom 5

Carpet flooring, radiator, double glazed window to front aspect, picture rail, coving to ceiling, pendant lighting.

### Garages

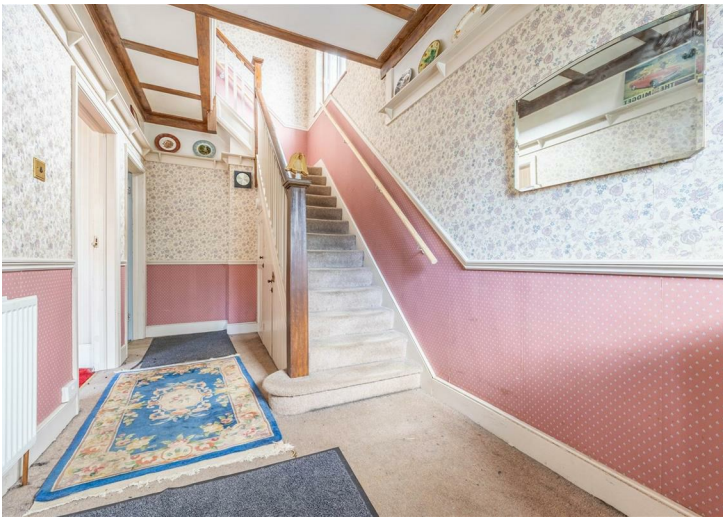
Two generously sized garages, concrete flooring, up and over doors, double glazed windows to side aspect, both with power & lighting.

### Rear Garden

Concrete patio area, laid lawn, shrubs & flowerbeds, mature trees.

### Front Of Property & Parking

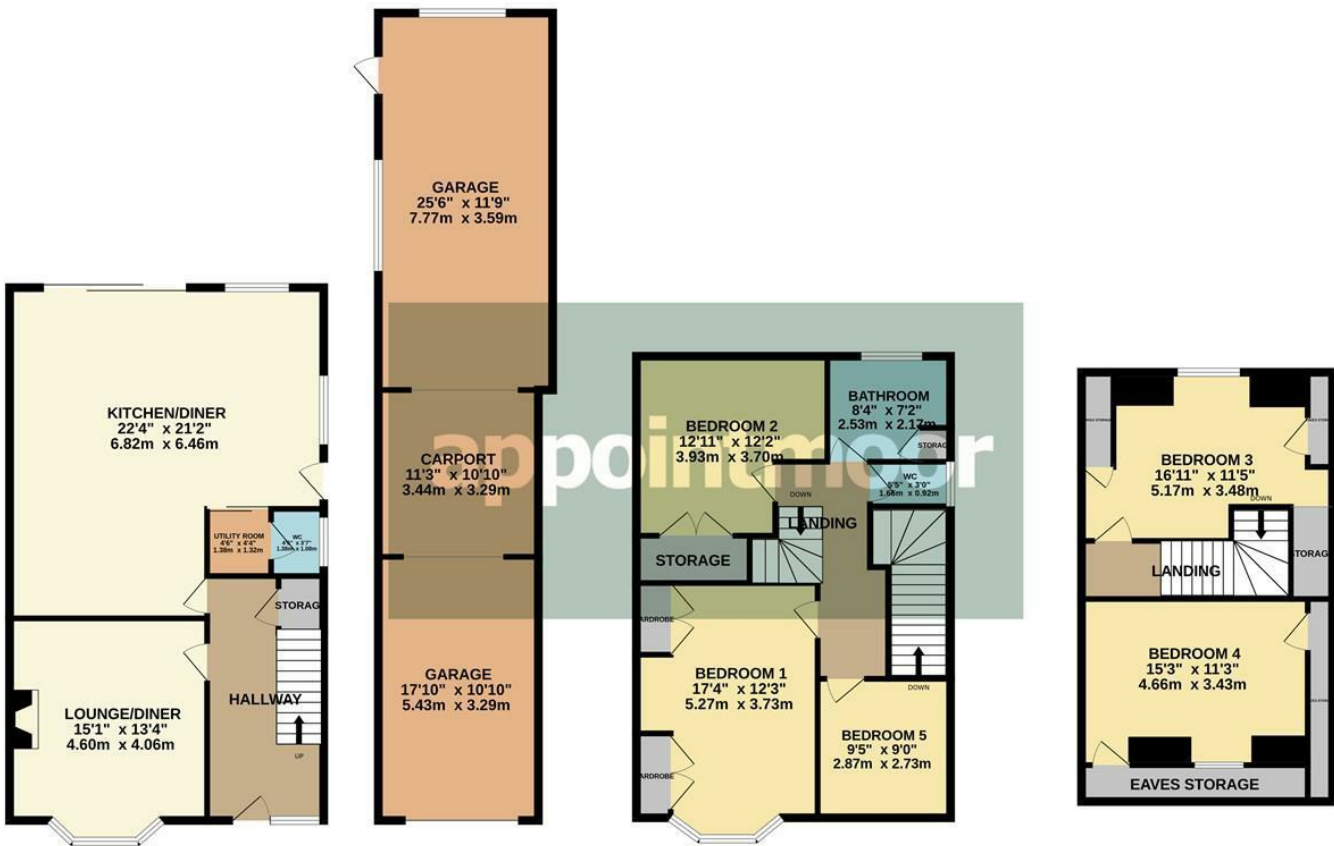
Crazy paved entrance walkway, block paved driveway with parking for two vehicles, laid lawn, shrubs and flowerbeds, mature trees.



GROUND FLOOR  
1380 sq.ft. (128.2 sq.m.) approx.

1ST FLOOR  
670 sq.ft. (62.2 sq.m.) approx.

2ND FLOOR  
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 2511 sq.ft. (233.3 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	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	<b>79</b>





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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**AGENTS NOTES:** Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. These details are prepared as a general guide only, including details regarding lease, service charge, lease length and ground rent/review periods, council tax and deposit amount, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own independent experts to verify the statements contained herein and before committing themselves to any expenditure or other legal commitments. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars.

**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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