



# FOR SALE

## Canewdon Road, Westcliff-On-Sea SS0 7NE

Offers In The Region Of £675,000 Freehold Council Tax Band - D

- Four Bedroom Semi Detached Family Home
- Beautifully Modernised Throughout
- Bespoke Fitted Kitchen/Diner
- Original Period Features
- Exceptionally Large Master With Balcony To South Balcony With Estuary Views
- Walking Distance To Westcliff-On-Sea Station Direct To London Fenchurch Street
- Four Double Bedrooms
- Three Reception Rooms
- Landscaped Rear Garden
- In Catchment For Ofsted 'Outstanding' Schools

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

**appointmoor**

## Description

We are pleased to bring to market Sea View Villa located on Canewdon Road in Westcliff-On-Sea, this Edwardian semi-detached house is a true gem waiting to be discovered. Boasting a generous 1,961 sq ft of living space, this property offers a perfect blend of modern elegance and timeless character. As you step inside, you'll be greeted by a beautifully modernised interior that seamlessly incorporates original features, adding a touch of history to the contemporary design. With three reception rooms, there's ample space for entertaining guests or simply relaxing with your loved ones including a beautiful bespoke kitchen/diner.

This delightful home comprises four spacious bedrooms, ideal for a growing family or those in need of extra space. The two bathrooms ensure convenience and comfort for all residents, making busy mornings a breeze.

Situated in the sought-after catchment area for Barons Court primary school, this property offers a prime location for families looking to provide their children with a top-tier education.

One of the standout features of this home is the south-facing balcony, where you can unwind and soak in the breathtaking estuary views. Imagine sipping your morning coffee or enjoying a glass of wine as you watch the sun set over the water – pure bliss. Don't miss out on the opportunity to make this four-bedroom semi-detached family home your own. With its perfect combination of space, style, and stunning views, this property is sure to capture your heart.

### Entrance

Set back and raised from the street, through original Edwardian period door leading to:

### Entrance Hall

Wooden flooring, radiator, panelled walls, fitted alarm system, ornate cornice, picture rail, coving to ceiling, pendant lighting.

### Lounge

Wooden flooring, radiator, double glazed bay window to front aspect, single glazed sash window to side aspect, feature log burner/stove, ornate cornice, coving to ceiling, ceiling rose, pendant lighting.

### Dining Room

Wooden flooring, double glazed door to rear aspect, double glazed window to side aspect, feature fireplace, picture rail, ornate cornice, coving to ceiling, pendant lighting.

### Kitchen/Diner

Wooden flooring, bespoke fitted kitchen comprising of base & wall units, a mixture of Granite & Quartz worksurfaces, generous 8ft island with fitted storage throughout & sink & drainer with instant hot tap. Hide away utility cupboards comprising of space and plumbing for washing machine & dishwasher, integrated 'Samsung' fridge/freezer, 5 point 'Miele' gas hob with extractor over, integrated 'BOSCH' oven & grill, radiator, double glazed door to side aspect, double glazed window to side aspect, double glazed French doors to rear aspect, double glazed windows to rear aspect, ornate cornice, coving to ceiling, ceiling rose, pendant and spotlight lighting.

### Landing

Carpet flooring, panelled walls, loft access, pendant lighting.

### Bedroom 1

Carpet flooring, radiator, double glazed bay window to front aspect, double glazed window to side aspect, double glazed French doors to sun terrace, feature fireplace, ornate cornice, coving to ceiling, ceiling rose, pendant lighting.

### Sun Terrace

South facing sun terrace with laid artificial grass.

### Bedroom 2

Wooden flooring, radiator, double glazed window

to rear aspect, double glazed window to side aspect, ornate cornice, ceiling rose, pendant lighting.

### Shower Room

Tiled flooring, heated towel rail, partially tiled walls, shower cubicle, W/C, hand basin with storage under, double glazed window to side aspect, spotlight lighting.

### Bedroom 3

wooden flooring, radiator, double glazed window to rear aspect, double glazed window to side aspect, ornate cornice, ceiling rose, pendant lighting.

### Family Bathroom

Wooden flooring, heated towel rail, free standing roll top bath, partially tiled wall, double glazed window to rear aspect, hand basin with storage under, W/C, panelling, spotlight lighting.

### Bedroom 4

Wooden flooring with underfloor heating, double glazed Velux window to front aspect, pendant lighting.

### Ensuite

Double glazed Velux style window to rear aspect, W/C, pedestal wash hand basin with mixer tap, shower cubicle, shaver point, eaves to storage to rear aspect, slate tiled flooring.

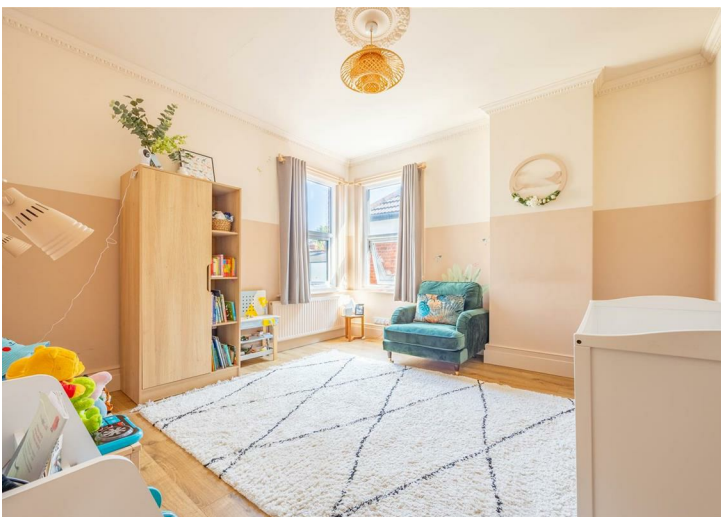
### Front Of Property & Parkin

Steps leading up to front door, flower bed area, side entrance & on street permit parking.

### Rear Garden

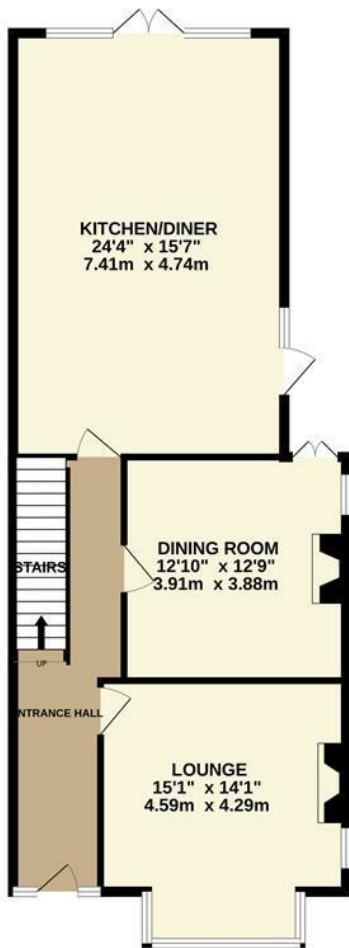
Rear landscaped garden with raised decked area surrounded by raised planters with central laid lawn & side access.



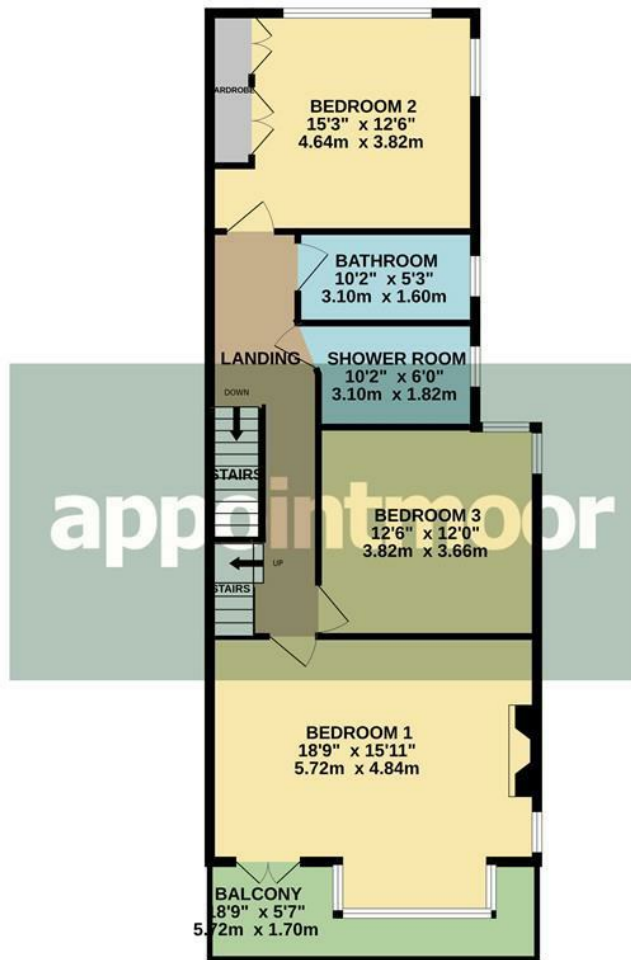




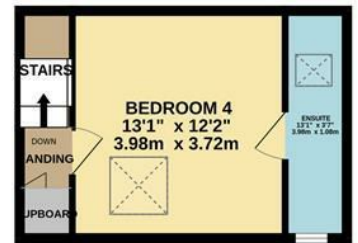
GROUND FLOOR  
868 sq.ft. (80.6 sq.m.) approx.



1ST FLOOR  
849 sq.ft. (78.8 sq.m.) approx.



2ND FLOOR  
245 sq.ft. (22.8 sq.m.) approx.



TOTAL FLOOR AREA: 1961 sq.ft. (182.2 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) 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	82



Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	47

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**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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