



# FOR SALE

## Whitefriars Crescent, Westcliff-On-Sea SS0 8EX

Offers In Excess Of £750,000 Freehold Council Tax Band - D

- Stunning Six Bedroom Semi Detached Family Home
- Situated A Stones Throw From Westcliff Seafront
- Beautifully Renovated Throughout
- Six Fantastically Sized Bedrooms
- South Facing Rear Garden
- Fitted Kitchen With Space For Appliances
- Walking Distance To Westcliff Station
- Catchment For Good Schools
- Two Family Bathrooms
- Two Reception Rooms

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

**appointmoor**

## Description

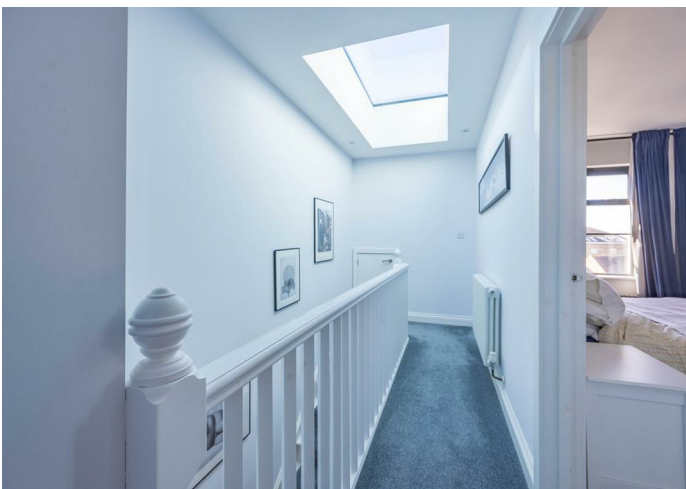
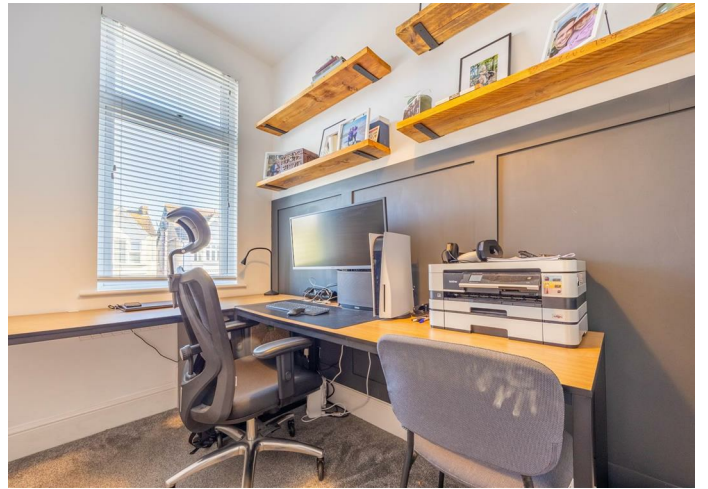
Welcome to this stunning six-bedroom semi-detached family home located in the desirable Whitefriars Crescent, Westcliff-On-Sea. This pre-war property boasts a generous 2,119 sq ft of living space, perfect for a growing family. As you step inside, you'll be greeted by two spacious reception rooms, ideal for entertaining guests or simply relaxing with your loved ones. The beautifully renovated interior features six bedrooms, including a fabulous loft conversion with two additional double bedrooms and a family bathroom, providing ample space for everyone in the family.

The property also offers two family bathrooms, ensuring convenience for all residents. The fitted kitchen with space for appliances is perfect for whipping up delicious meals. Additionally, the driveway provides parking for up to three vehicles, a rare find in this area.

Situated just a stone's throw away from the picturesque Westcliff seafront, you can enjoy leisurely strolls by the sea. For those commuting to London, Westcliff station is within walking distance, offering direct trains to London Fenchurch Street, making your daily commute a breeze. Furthermore, this property is located in the catchment area for good schools, ensuring that your children receive a quality education without the hassle of long commutes.

Don't miss out on this fantastic opportunity to own a spacious family home in a prime location with a perfect blend of modern amenities and classic charm. Contact us today to arrange a viewing and make this dream home a reality!





### **Entrance Hall**

Double glazed obscure glass stained double doors to entrance, original tiled flooring, radiator, picture rail, ornate cornice, coving to ceiling, pendant lighting.

### **Lounge**

Carpet flooring, radiator, feature log burner, double glazed bay window to front aspect, pendant lighting.

### **Dining Room**

Wooden flooring, radiator, double glazed french doors to rear aspect, picture rail, pendant lighting.

### **Kitchen**

Tiled flooring with underfloor heating, double glazed French doors to rear aspect, double glazed windows to side aspect, base & wall units, granite worksurface incorporating Butler style sink & drainer, space for range cooker with extractor over, space for fridge/freezer, built in island area with storage space & integrated wine cooler, pendant lighting over island & spotlight lighting.

### **Utility Room**

Tiled flooring, space and plumbing for washing machine & tumble dryer, spotlight lighting.

### **Downstairs W/C**

Tiled flooring, partially tiled walls, W/C, hand basin with storage under, pendant lighting.

### **Landing**

Carpet flooring, picture rail, pendant lighting.

### **Bedroom 1**

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

### **Bedroom 2**

Carpet flooring, radiator, double glazed window to rear aspect, coving to ceiling, spotlight lighting.

### **Family Bathroom**

Tiled flooring with underfloor heating, double glazed obscure window to side aspect, partially tiled walls, heated towel rail, W/C, freestanding bath, walk in shower cubicle, hand basin with storage under, W/C, extractor, spotlight lighting.

### **Bedroom 5**

Carpet flooring, double glazed window to rear aspect, pendant lighting.

### **Bedroom 6**

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

### **Landing**

Carpet flooring, vaulted skylight, radiator, eaves storage, spotlight lighting.

### **Bedroom 3**

Carpet flooring, radiator, double glazed window to rear aspect, double glazed French doors to rear Juliette balcony, spotlight lighting.

### **Bedroom 4**

Tiled flooring, double glazed vaulted skylights to front aspect, eaves storage, spotlight lighting.

### **Bathroom**

Tiled flooring with underfloor heating, heated towel rail, double glazed skylight to front aspect, partially tiled walls, freestanding bath, walk in shower cubicle, hand basin, W/C, extractor, spotlight lighting.

### **Rear Garden**

Tiled patio seating area, artificial grass courtyard style space, artificial grass lawn, rear access gate.

### **Front Of Property & Parking**

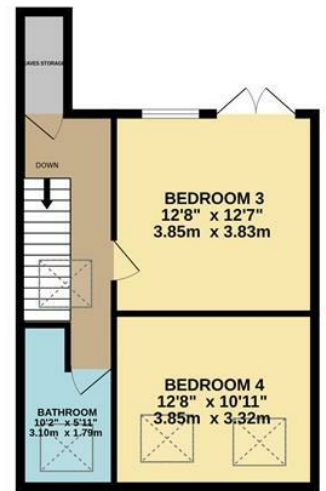
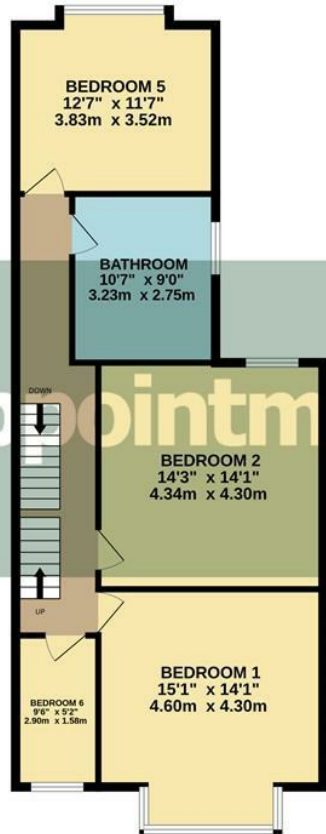
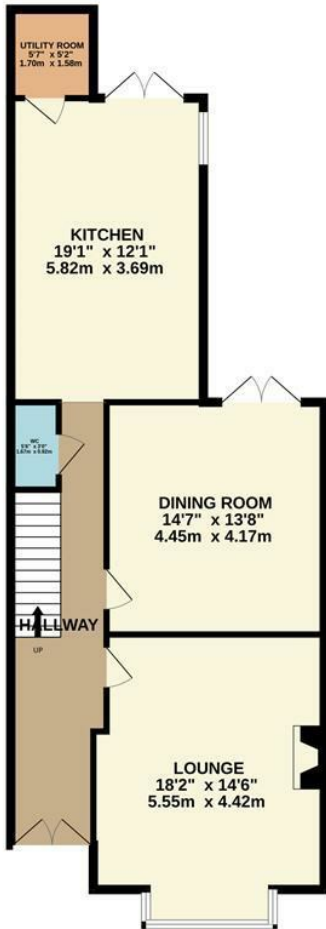
Block paved driveway with space for 2 vehicles.



GROUND FLOOR  
859 sq.ft. (79.8 sq.m.) approx.

1ST FLOOR  
810 sq.ft. (75.3 sq.m.) approx.

2ND FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 2123 sq.ft. (197.3 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) A			80
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			75
(81-91) B			
(69-80) C			
(55-68) D		49	
(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	

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**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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