



This exceptional 5-bedroom house on Brendon Way is a testament to luxury living, modern design, and flexible accommodation. Contact us now to arrange a viewing and discover the charm and comfort this property has to offer. With a luxury en-suite and bathroom, an elegant lounge, and a 17'10 luxury kitchen/diner leading to an 80ft. approx secluded garden, this property defines modern comfort and style. Located close to schools for all ages and the David Lloyd Leisure Centre, it presents a rare opportunity for luxurious living.

Situated in Westcliff on Sea, Brendon Way provides easy access to local amenities, schools, and recreational facilities like the David Lloyd Leisure Centre. The property's prime location ensures convenience for families and individuals seeking a blend of tranquility and accessibility.

- **Luxurious Living:** Spacious 5-bedroom house arranged over three floors with a luxury en-suite, bathroom, and ground floor WC.
- **Luxury Kitchen/Diner:** Bright and spacious kitchen/dining room fitted with white gloss-style cupboards, integrated appliances, and a grand island.
- **Prime Location:** Close proximity to schools for all ages and the David Lloyd Leisure Centre.
- **Garage and Off-Street Parking:** 26ft. garage with an electric roller door, off-street parking for three cars, and WC facilities.
- **Elegant Lounge:** Stylish lounge with a lovely bay window, wood laminate flooring, and feature glazed double doors.
- **Secluded Garden:** 80ft. approx garden with a large attractive patio, offering a perfect outdoor retreat.
- **Five Well-Appointed Bedrooms:** Three bedrooms on the first floor and two on the second floor, offering flexible living space.
- **Quality Finishes:** Modern bathroom, en-suite, and kitchen, providing contemporary and comfortable living.

## Brendon Way

Westcliff-on-Sea

**£475,000**

Offers Over





# Brendon Way



## Ground Floor

Entering through the UPVC double glazed door, the spacious hallway leads to an elegant lounge with a bay window, offering ample natural light and a cozy atmosphere. The luxury kitchen/dining room, fitted three years ago, boasts white gloss-style cupboards, integrated appliances, and a grand center island, making it perfect for family meals and entertaining. A convenient ground floor W/C adds to the practicality of this space.

## First Floor

The first floor accommodates three well-appointed bedrooms, providing ample space for family members or guests. The master bedroom features a charming bay window that enhances the room's light and space. The luxury bath/shower room is equipped with a wide vanity washbasin, a corner shower cubicle, and a panelled bath, offering a serene space to unwind.

## Second Floor

Ascending to the second floor reveals two additional bedrooms, one with extensive views over the surrounding area, perfect for a guest room or home office. The modern en-suite adds a touch of luxury, providing privacy and convenience for occupants of this level.

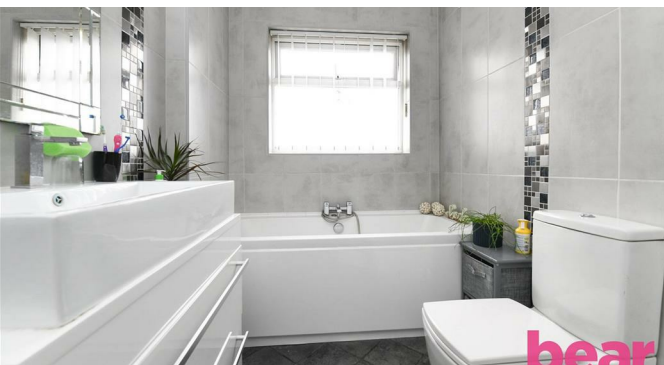
## Exterior

The property boasts an 80ft. approx secluded garden with a large attractive patio, ideal for outdoor relaxation and entertaining. The garage, with an electric roller door, offers space for a car, storage, and additional WC facilities. Off-street parking for three cars ensures ample space for residents and visitors alike.

## School Catchment

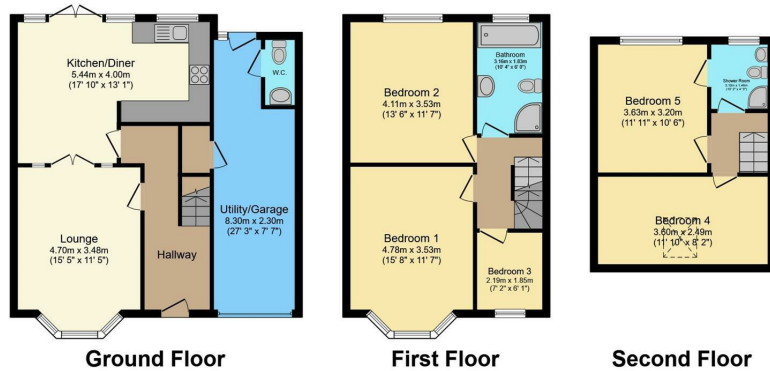
Kingsdown School, Eastwood Primary School & Nursery, The Eastwood Academy







## Floor Plan

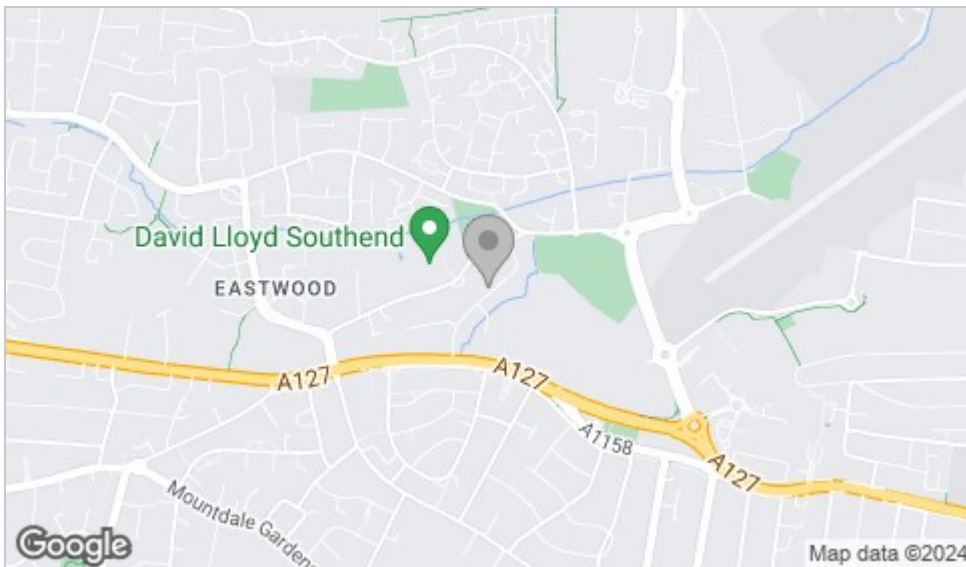


Total floor area 138.8 m<sup>2</sup> (1,494 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



## Area Map



## Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Graph

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			
<b>England &amp; Wales</b>		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			
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	