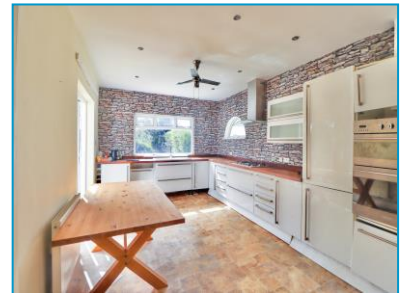
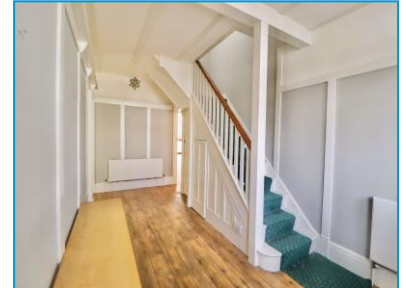




**MORGAN
BROOKES**
ESTATE AGENTS
HELPING YOU GROW



Kenilworth Gardens, Westcliff-On-Sea



Morgan Brookes believe – This semi-detached property boasts ample accommodation with fantastic features throughout and is a must-see for any growing family! To the ground floor, you can find a kitchen with utility room, two reception rooms for entertaining, a separate dining room and shower room with sauna. Four double bedrooms, two with balcony access and one with an en-suite can be found along with a family bathroom to the first floor. Externally you can benefit from a south facing rear garden and driveway providing a garage and off-street parking.

Our Sellers love – The convenient location, the no onward chain sale and that the property presents an ideal prospect for renovation!

Key Features

- Extended Semi-Detached Family Home.
- Four Double Bedrooms, Two With Balcony Access.
- Kitchen With Utility & Two Reception Rooms.
- Two Bathrooms & En-Suite to Master.
- South Facing Rear Garden.
- Driveway Providing Garage & Off-Street Parking.
- Sought-After Westcliff-On-Sea Location.

**Guide Price £625,000 -
£675,000**



Kenilworth Gardens, Westcliff-On-Sea

Entrance

Obscure wooden door leading to:

Entrance Hallway

19' 1" x 9' 0" (5.81m x 2.74m)

Single glazed windows to front aspect, stairs leading to first floor accommodation, under stair storage areas, wood effect flooring, doors leading to:

Dining Room

12' 0" x 11' 8" (3.65m x 3.55m)

Obscure double glazed windows to side aspect, radiator, smooth ceiling, wood effect flooring.

Kitchen

16' 3" x 11' 0" (4.95m x 3.35m)

Obscure double glazed window to side aspect, double glazed window to front aspect, radiator, a range of base & wall mounted units, roll top work surfaces incorporating sink & drainer, five point gas hob incorporating extractor fan over, smooth ceiling incorporating inset downlights, tiled effect flooring, double glazed door leading to rear aspect, door leading to:

Utility

9' 7" x 5' 8" (2.92m x 1.73m)

Obscure double glazed window to rear aspect, roll top work surfaces incorporating wash hand basin, radiator, smooth ceiling, tiled effect flooring.

Downstairs Bathroom

9' 5" x 6' 0" (2.87m x 1.83m)

Shower cubicle, raised shower system, extractor fan, vanity hand basin, heated towel rail, low level W/C, tiled walls, smooth ceiling with inset downlights, tiled flooring.

Reception Room

16' 6" x 11' 9" (5.03m x 3.58m)

Double glazed paneled door to rear aspect, radiator, fitted storage cabinet, smooth ceiling, carpet flooring.

Living Room

18' 9" x 15' 4" (5.71m x 4.67m)

Double glazed windows to front aspect, double glazed bay window to front aspect, radiator, smooth ceiling, wood effect flooring.

First Floor Landing

Obscure double glazed window to front aspect, smooth ceiling, loft access, part laid carpet flooring, part laid wood effect flooring, doors leading to:

Master Bedroom

15' 4" x 14' 9" (4.67m x 4.49m)

Double glazed window to front aspect, radiator, fireplace, smooth ceiling, double glazed paneled door leading to balcony, door leading to:

En-Suite

8' 7" x 6' 9" (2.61m x 2.06m)

Obscure double glazed window to rear aspect, shower cubicle, raised shower system, heated towel rail, low level W/C, smooth ceiling, tiled flooring.

Second Bedroom

11' 9" x 11' 9" (3.58m x 3.58m)

Double glazed window to front aspect, radiator, fitted storage cupboard, smooth ceiling, wood effect flooring, double glazed door leading to balcony.

Third Bedroom

13' 0" x 11' 9" (3.96m x 3.58m)

Radiator, fitted storage cupboards, smooth ceiling, wood effect flooring, double glazed door leading to balcony.

Family Bathroom

8' 4" x 6' 3" (2.54m x 1.90m)

Obscure double glazed window to rear aspect, paneled bath, shower cubicle, raised shower system, hand basin, heated towel rail, low level W/C, smooth ceiling, tiled flooring.

Fourth Bedroom

8' 9" x 7' 9" (2.66m x 2.36m)

Double glazed window to front aspect, radiator, fitted storage cupboard, smooth ceiling.

Rear Garden

Mainly laid to lawn, paved walkway, gated side access.

Front Of Property

Paved driving providing off-street parking, access to:

Garage

15' 5" x 9' 4" (4.70m x 2.84m)

Double doors leading to front aspect.

Local Authority Information

Southend-on-Sea Borough Council

Council Tax Band: E

01268 755626

morganbrookes.co.uk

**Guide Price £625,000
- £675,000**

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received.

We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents.

A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.