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## Glenwood Avenue, Westcliff-On-Sea Offers in excess of £120 000

Aspire Estate Agents are delighted to introduce this stunning and substantial four/five bedroom semi-detached character home, beautifully presented throughout and offering exceptional versatility for modern family living. The property enjoys a highly convenient position within easy reach of local shops including Hamlet Court Road, along with excellent transport links and well-regarded schools.

The home is full of charm, boasting high ceilings and original coving, creating a bright and spacious feel throughout. The ground floor offers a superb layout, featuring a generous front lounge and a second versatile reception room which can be utilised as a ground floor bedroom, ideal for multi-generational living, guests or working from home. To the rear, the property showcases a magnificent 21' quality fitted kitchen with premium integrated appliances, ample worktop space and direct access to the garden. Just off the kitchen is a luxury wet room with underfloor heating, adding both practicality and a touch of indulgence.

Upstairs, a spacious landing leads to four well-proportioned bedrooms, all offering comfortable accommodation, along with a modern family bathroom and separate W.C., perfectly suited to busy households.

Externally, the property benefits from a low-maintenance west-facing patio garden, ideal for enjoying afternoon and evening sun. There is also a useful outbuilding / home office space, providing excellent flexibility for remote working or hobbies.

The location is a major highlight, being within close proximity to a selection of highly regarded schools including Westcliff High School for Boys and Westcliff High School for Girls (both approximately 0.8–1.2 miles), as well as Chase High School and local primary options nearby. For commuters, Westcliff Station is approximately 0.9 miles away and Southend Central Station around 1.2 miles, offering direct links into London Fenchurch Street.

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Ground Floor

Lounge – 5.16m x 4.10m (16'11" x 13'5")

Ground Floor Bedroom / Reception Room – 5.10m x 3.28m (16'9" x 10'9")

Kitchen – 6.20m x 2.86m (20'4" x 9'5")

Wet Room

First Floor

Bedroom One – 3.29m x 2.92m (10'10" x 9'7")

Bedroom Two – 3.43m x 3.31m (11'3" x 10'10")

Bedroom Three – 4.43m x 4.38m (14'6" x 14'4")

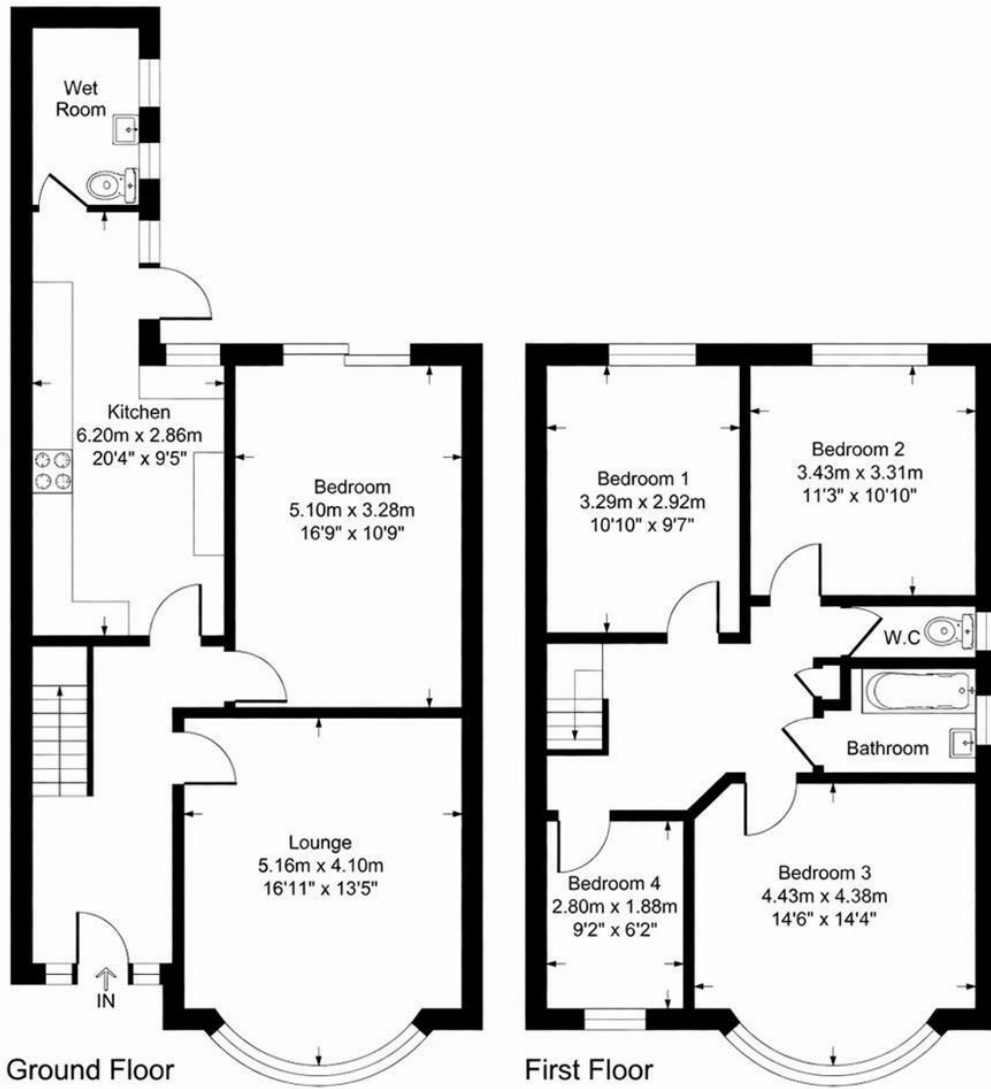
Bedroom Four – 2.80m x 1.88m (9'2" x 6'2")

Bathroom

Separate W.C.

# Glenwood Ave

Approximate Gross Internal Floor Area = 125.2 sq m / 1349 sq ft



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	81
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	



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