



\* £525,000 - £575,000 \* This attractive semi-detached family home offers spacious and versatile accommodation throughout, complemented by a generous west facing garden and off-street parking. Ideally positioned on Argyll Road in Westcliff-on-Sea, the property benefits from excellent school catchments, transport links and a wide range of local amenities.

- Spacious Semi-Detached Family Home
- Multiple Reception Rooms Including Dining Room
- Four Bedrooms Including Bay Fronted Master
- Generous West Facing Rear Garden
- Off-Street Parking for Two Vehicles
- Bay Fronted Lounge with Feature Fireplace
- Modern Fitted Kitchen with French Doors
- Ground Floor WC and Understairs Storage
- Summerhouse, External Storage and Side Access
- Double Glazing and Gas Central Heating

## Argyll Road

Westcliff-on-Sea

**£525,000**

Guide Price



# Argyll Road



The accommodation begins with a welcoming entrance hall providing access to a bay fronted lounge featuring a character fireplace, a further reception room and a separate dining room enhanced by a bay window. To the rear, a modern fitted kitchen opens via French doors onto the garden. Additional ground floor conveniences include a WC and useful understairs storage. Upstairs, the landing leads to a bay fronted master bedroom, two further double bedrooms—one with built-in storage—and a single bedroom, all served by a three piece family bathroom. Externally, the property boasts a generous west facing garden with a summerhouse, external storage and side access, along with off-street parking for two vehicles and access to an EV charger. Further benefits include double glazing and gas central heating.

Argyll Road is a popular residential location in Westcliff-on-Sea, falling within the catchment of Barons Court Primary School, Milton Hall Primary School and Nursery and Belfairs Academy. The area offers easy access to a wide selection of amenities along Hamlet Court Road and London Road, as well as bus links, Westcliff Train Station and cultural attractions such as the Palace Theatre. The seafront and surrounding leisure facilities are also close by, making this a highly convenient and desirable location.

## Four Bedroom Semi-Detached House

### Entrance Hall

**Lounge**  
14'2 x 12'5

### Reception Room

11'2 x 10'4

### Dining Room

13'6 x 12'9

### Kitchen

11'4 x 9'7

### WC

4'6 x 3'7

### Landing

### Bedroom One

16'3 x 14'2

### Bedroom Two

11'2 x 10'4

### Bedroom Three

11'5 x 9'7

### Bedroom Four

8'2 x 7'8

### Three Piece Bathroom

8'2 x 8'1

### Storage

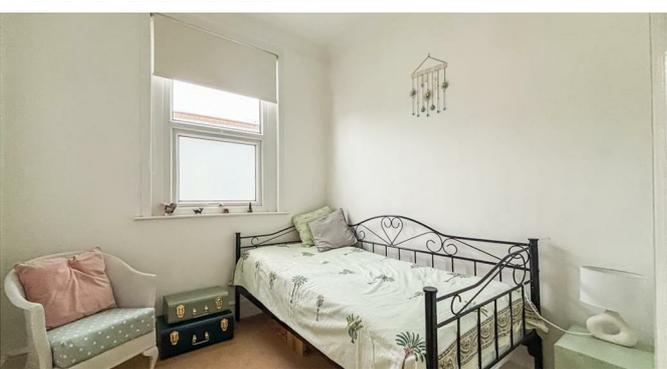
### West Facing Garden

### Summerhouse

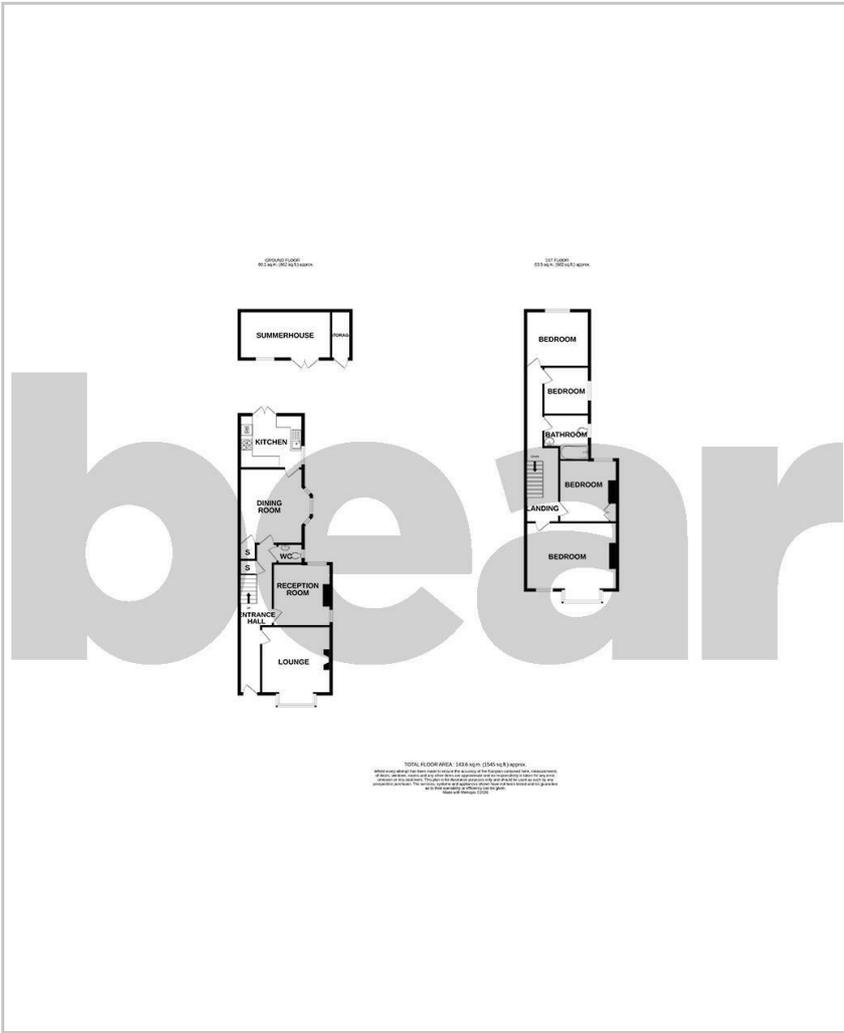
### External Storage

### Side Access

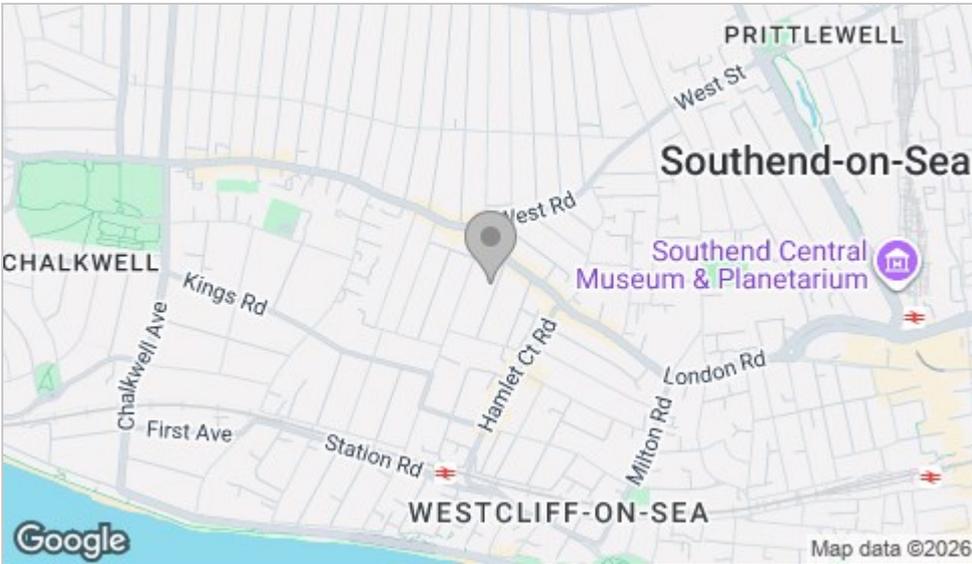
### Off-Street Parking



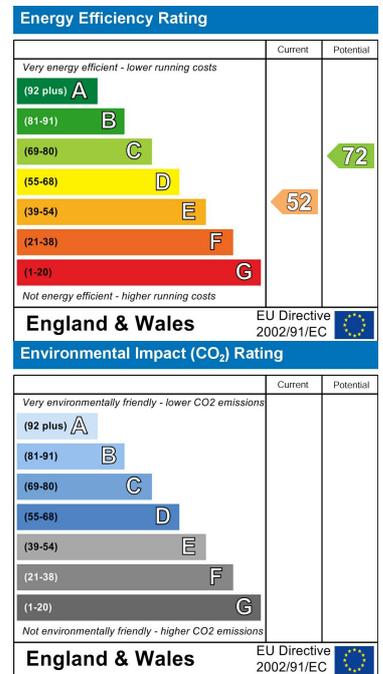
# Floor Plan



# Area Map



# Energy Efficiency Graph



# Viewing

Please contact our Southend-on-Sea Office on 01702 811211 if you wish to arrange a viewing appointment for this property or require further information.

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