



Brendon Way | | Westcliff-on-Sea | SS0 0JF

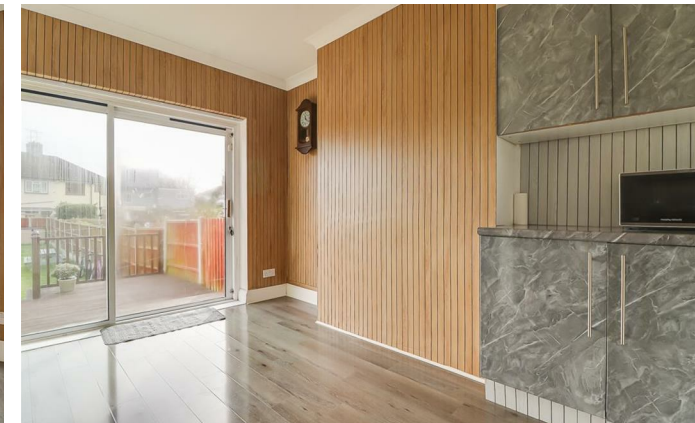
Price Guide £400,000

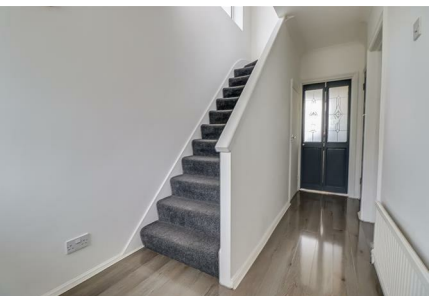
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Estate Agents

**Brendon Way |
Westcliff-on-Sea | SS0 0JF
Price Guide £400,000**

GUIDE PRICE £400,000 TO £425,000 A well proportioned semi-detached family home offering spacious living accommodation, a large rear garden and ample off-street parking. Ideally located in Westcliff-on-Sea close to well regarded schools, leisure facilities and excellent transport links, this property is perfectly suited for family living.

- Semi-Detached Family Home
- Open Plan Kitchen/Diner
- Two Double Bedrooms
- Four Piece Family Bathroom
- Ample Off-Street Parking
- Bay Fronted Lounge with a Feature Fireplace
- Ground Floor WC
- One Single Bedroom
- Extensive Rear Garden with a Patio
- Double Glazing and Gas Central Heating





The property welcomes you with an entrance hall that provides access to the main living areas. To the front of the home is a bright bay fronted lounge featuring a charming fireplace, creating a comfortable and inviting space to relax. To the rear sits a spacious open plan kitchen/diner which offers ample workspace and storage, along with room for family dining. Patio doors open directly onto the garden, allowing natural light to flood the room and providing easy access to the outdoor space. A convenient ground floor WC completes the ground floor accommodation. Upstairs, the landing leads to three bedrooms, including two well proportioned double bedrooms and a single bedroom. The first floor also benefits from a modern four piece bathroom suite comprising a bath, shower cubicle, WC and wash basin. Externally, the property boasts an extensive rear garden which features a patio seating area with the majority laid to lawn, providing plenty of space for outdoor dining, entertaining and family activities. To the front, the property benefits from ample off-street parking. Additional features include double glazing and gas central heating throughout.

Situated on Brendon Way in Westcliff-on-Sea, the property falls within catchment of Eastwood Primary School and Nursery and The Eastwood Academy. The home is also conveniently located close to leisure facilities including David Lloyd Southend, along with nearby parks, bus links and the A127, providing excellent road connections to surrounding areas.

Three Bedroom Semi-Detached House



Entrance Hall

Lounge

13'8 x 10'7 (4.17m x 3.23m)

Kitchen/Diner

17'11>10'8 x 11'8>8'7 (5.46m>3.25m x 3.56m>2.62m)

WC

5'5 x 2'9 (1.65m x 0.84m)

Landing

Bedroom One

14'0 x 10'7 (4.27m x 3.23m)

Bedroom Two

11'8 x 10'7 (3.56m x 3.23m)

Bedroom Three

8'4 x 6'8 (2.54m x 2.03m)

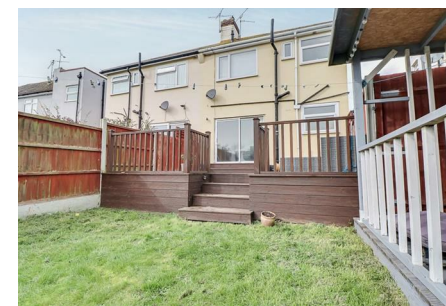
Four Piece Bathroom

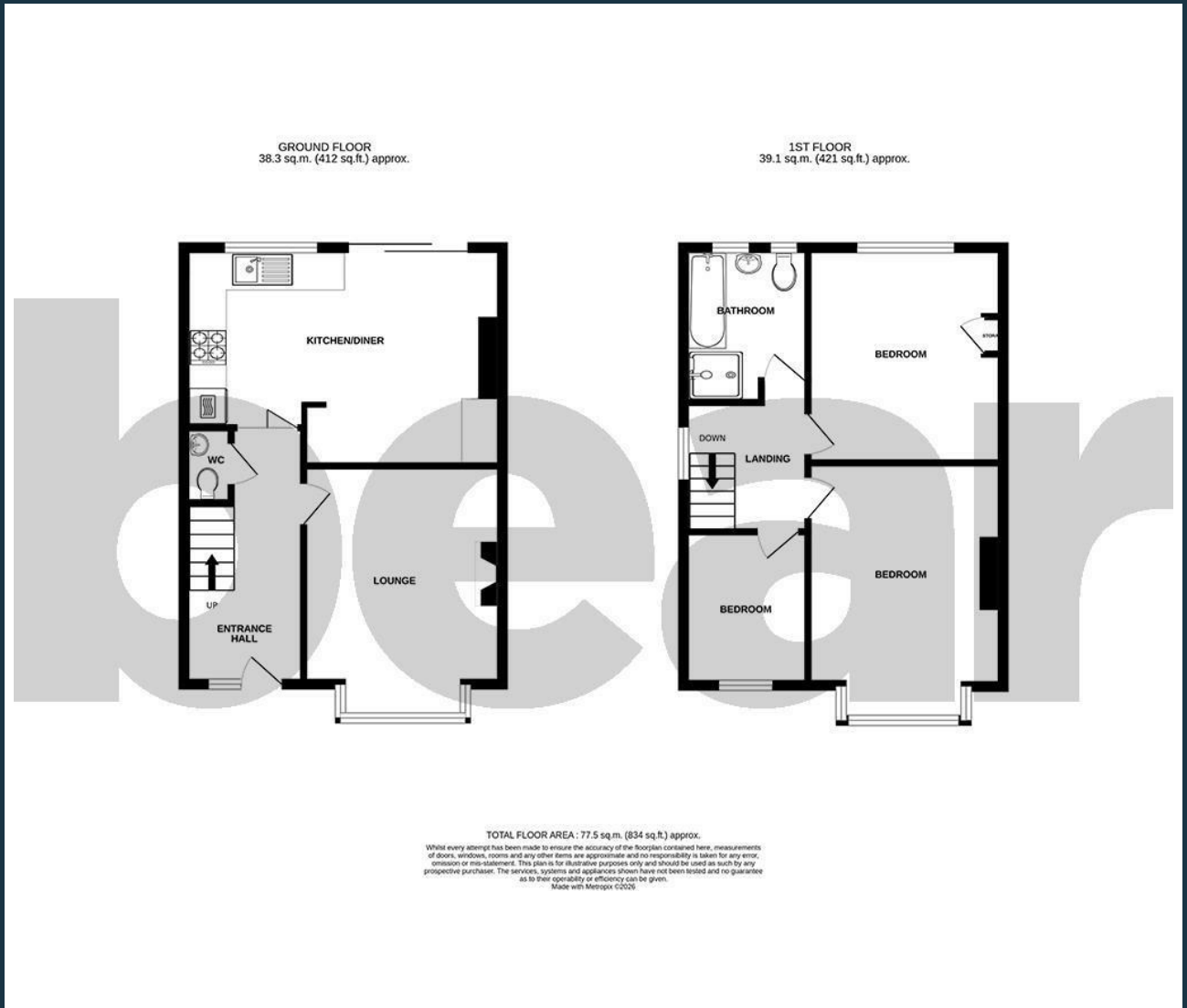
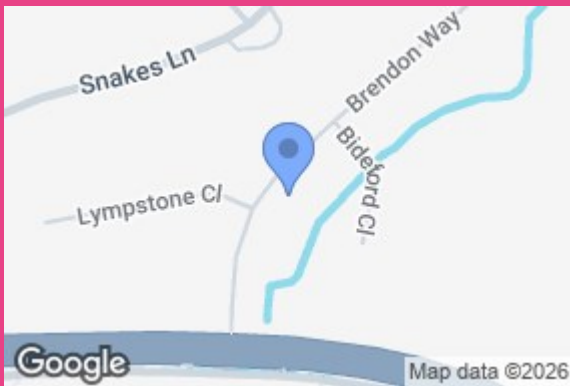
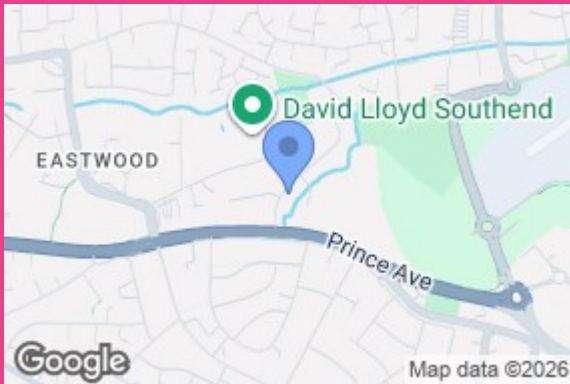
8'6 x 7'1 (2.59m x 2.16m)

Extensive Rear Garden

120'0 (36.58m)

Off-Street Parking





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	

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