



# FOR SALE

**Wenham Drive,  
Westcliff-On-Sea SS0 9BJ**

Asking Price £325,000 Freehold Council Tax Band - B

3  1  2  850.00 sq ft

- Three Bedroom End Terraced House
- No Onward Chain
- Low Maintenance Rear Garden
- Three Piece Shower Room
- Two Reception Rooms
- Fitted Kitchen
- Potential To Extend Into The Loft With Correct Planning
- Close To Amenities, Bus Routes And Schools
- Walking Distance To Prittlewell Station And Priory Park
- Viewing Highly Advised

Selling & letting all types of property in Chalkwell,  
Westcliff, Leigh, Southend and the surrounding areas.

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## Description

Being offered with no onward chain is this three bedroom/two reception room end terraced house situated in a central Westcliff-on-Sea location which offers potential to extend into the loft with correct planning.

Built in the early 1900's the house has a fine balance of period and modern features and with a little TLC can be a beautiful family home.

Situated in a central location, residents will benefit from easy access to local amenities, schools, and transport links, making it a convenient choice for families and commuters alike.

In summary, this three-bedroom end-terrace house on Wenham Drive is perfect for first time buyers or anyone looking to upsize from a flat, combining historical charm with modern possibilities.

Call us today to arrange a viewing.

### Measurements

Lounge - 10'11" x 15'1" (3.33m x 4.61m)

Kitchen/Diner - 12'4" x 16'5" (3.77m x 5.02m)

Conservatory - 10'9" x 9'0" (3.29m x 2.75m)

Shower Room - 7'2" x 5'9" (2.19m x 1.77m)

Bedroom 1 - 9'8" x 12'1" (2.97m x 3.69m)

Bedroom 2 - 12'4" x 10'4" (3.78m x 3.15m)

Bedroom 3 - 8'11" x 5'4" (2.72m x 1.63m)

### Interior

Upon entering through the front door and into the hallway there are stairs leading directly up to the first floor, a storage cupboard under the stairs and door leading to the lounge which is situated to the front of the property with feature fireplace, double glazed bay window and high ceiling. Continuing through to the kitchen/diner, this space is fantastic for families who like to dine together and great for hosting parties with your friends. The kitchen is fitted with matching wall and base units with integrated dish washer and built in oven and hob, there is space for a tall fridge freezer and the plumbing for the washing machine is in the cupboard in the dining area. There are French doors to a conservatory which then leads out to a low maintenance rear garden. The first floor offers two double bedrooms and one single bedroom all with double glazing and gas central heating. There is a

shower room at the top of the stairs with shower cubicle, wash hand basin and low level w/c.

### Exterior

The front of the property has a low level brick built wall with gravel/stone area and access to the rear garden from the side of the property. The rear garden is mainly laid with slabs with a concrete base to the rear. There is a fence to all boundaries and gated access to the side.

### Location

Situated in the heart of Westcliff-On-Sea with only a short walk to local shops and restaurants. The bus route can be located at the end of the road and Priory Park is only a short walk away.

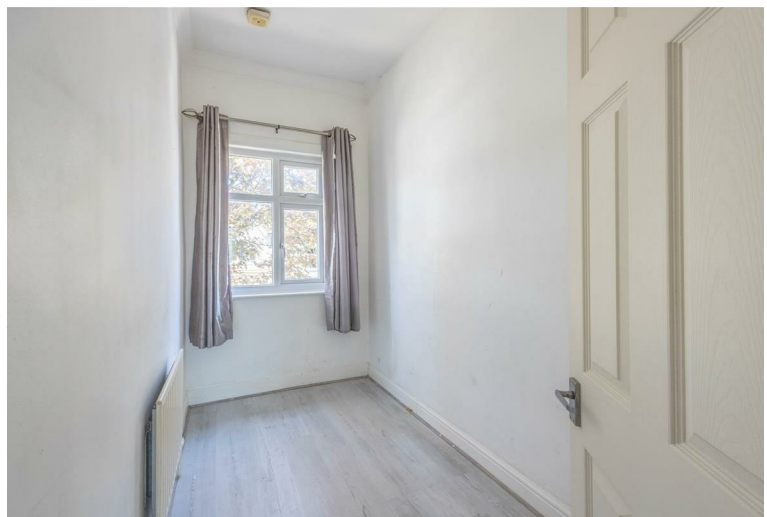
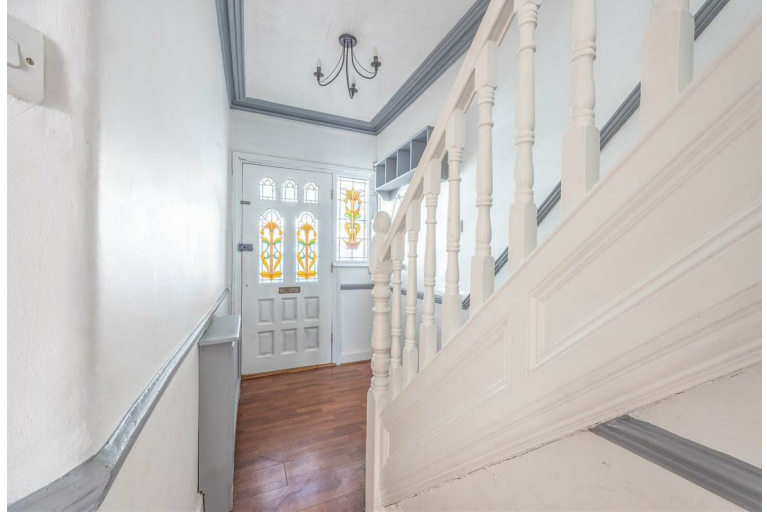
### School Catchment

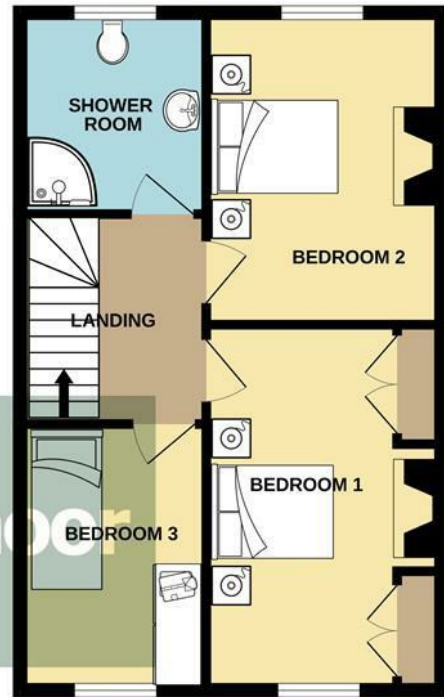
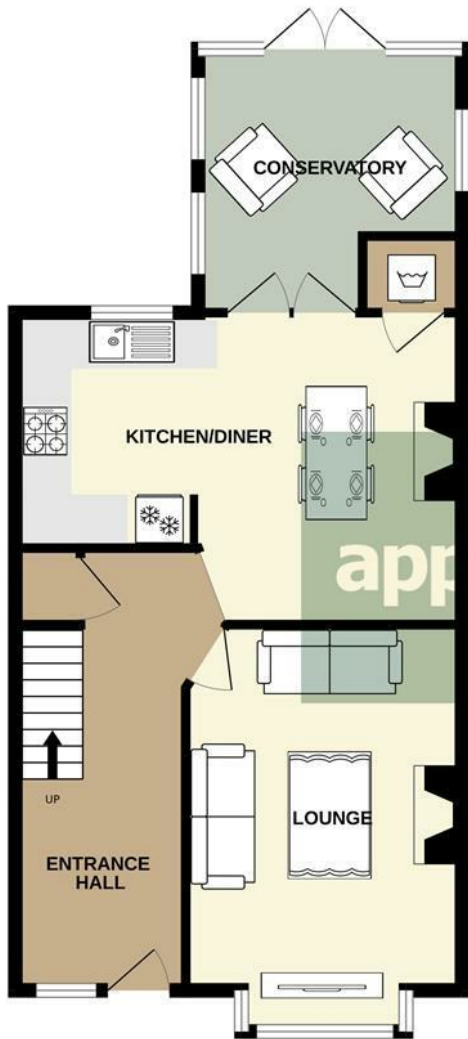
The Westborough School  
Chase High School

### Tenure

Freehold







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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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			
		53	72
England & Wales		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			
England & Wales		EU Directive 2002/91/EC	

**AGENTS NOTES:** Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. Floor plans are not to scale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

**VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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Appointmoor Sales 72 The Ridgeway,  
Chalkwell, Westcliff-on-Sea, Essex, SSO 8NU  
T. 01702 719966 W. [appointmoor.co.uk](http://appointmoor.co.uk)

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