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YOUR ESTATE AGENT

Four Bedroom Detached House For Sale - **Offers in Excess of £650,000**

Kenilworth Gardens, Westcliff-On-Sea, SS0 0BN



KEY FEATURES

• No Onward Chain • Four Bedroom, Detached Home • Substantial Corner Plot • W/C Facilities on Each Floor • En Suite Shower Room to Principle Bedroom • Generous Garden Space • Double Car Port • Minutes from Sought After Schools and Southend Hospital • Viewings Available Now

501 Southchurch Road, Southend On-Sea, SS1 2PH
01702 462 626 | enquires@bellevue-estates.co.uk
www.bellevue-estates.co.uk

Description

NO ONWARD CHAIN!
Belle Vue is pleased to bring this large, comfortable family home to the market. Located within a sought-after area of Westcliff, minutes from several highly regarded schools, and a short walk from Southend Hospital. Built in the popular mock Tudor style, the property sits on a substantial corner plot set back from the street behind a mature lawned garden. To the rear is a substantial garden laid to patio with a lawn and a large pond. To the rear is a large detached outbuilding and a covered carport with parking for two cars. The property can be accessed from the front, side and rear gates.

Internally, the property is in good condition throughout, retaining many original features. The spacious main entrance hall includes bespoke cabinetry and flooring. From here you will find doors to the generous lounge, dining room with a bay window, a well-appointed kitchen and a downstairs W/C.

A wide, enclosed staircase leads to a good-sized first-floor landing, and then to three bedrooms, a W/C and the master bathroom. The master bedroom is rear-facing and includes a dressing area, built-in wardrobes and an en-suite bathroom. A further staircase leads to the fourth bedroom, again with an en-suite shower room. This room allows access to a flat roof balcony.

The property is ready to move into but may benefit from some redecoration in a more modern style. This property is the perfect project for those looking to buy into an increasingly popular area. With no onward chain, early viewings are advised!

Accommodation

Entrance Hallway
The original panelled hardwood front door opens into the entrance hallway. Benefiting from dual aspect windows, this space is spacious and light. It features bespoke herringbone flooring with a distinctive compass design and bespoke cabinetry. Further doors lead to the kitchen, lounge, dining room and downstairs W/C, with a carpeted staircase rising to the first floor.

Dining Room *14' 3" x 12' 5" (4.34m x 3.78m)*
At the front of the building, and accessed through the hallway, is a light-filled reception room. Originally used as a dining space, it would equally work as a snug. The room includes a concealed drinks bar over a mantelpiece and a decommissioned fireplace currently hosting an electric fire. The bay windows are well insulated and are feature lead decoration to match the Tudor style. The room is carpeted.

Lounge *24' 11" x 12' 4" (7.59m x 3.76m)*
The large lounge continues the mock Tudor styling with Oak ceiling beams and a full-height brick fireplace with a real-flame gas fire. The floor is carpeted throughout and sliding patio doors lead out onto the garden, allowing for a bright open space.

Kitchen *13' 9" x 12' 2" (4.19m x 3.71m)*
At the end of the entrance hallway is a generously sized kitchen. With wood-effect flooring and fully tiled walls. The kitchen units are a mixture of full-height, wall-mounted, and base units with paneled doors. The spacious worktop includes two sinks, and there is an integrated dishwasher and range cooker with a bespoke extractor hood. The room opens to the garden, and with a skylight it is a bright and airy room.

Downstairs W/C *5' 10" x 2' 5" (1.78m x 0.74m)*
Accessed from the entrance hallway, there is a downstairs W/C. Comprising a low-level W/C and a hand wash basin, this space is complete with wooden herringbone flooring and wallpapered walls.

First Floor Landing
From the staircase, you arrive onto the first floor landing. With carpet flooring and textured walls, this space benefits from a grand stained glass window overlooking the staircase, letting softly coloured light fill the space. From here, there are further doors leading to the bedrooms, W/C and master bathroom, as well as the staircase leading to the second floor landing.

Bedroom One *21' 3" x 11' 5" (6.47m x 3.48m)*
Accessed from the first floor landing, you find the master bedroom. With carpet flooring and wallpapered walls, this space benefits from a generous fitted wardrobe with mirrored doors. From here, there is a further space to the rear of the bedroom where you'll find a dressing room area, as well as an en-suite space equipped with a shower cubicle, a hand wash basin and low-level W/C. Complete with a fitted heated towel rail and double-glazed windows to the rear and side elevation.

Bedroom Two *14' 3" x 12' 5" (4.34m x 3.78m)*
From the first-floor landing, there is a secondary bedroom; with carpet flooring and wallpapered walls, this space is completed with a built-in storage cupboard and a double-glazed window towards the front elevation.

Bedroom Three *9' 11" x 8' 5" (3.02m x 2.56m)*
The third bedroom has carpet flooring and wallpapered walls, this space benefits from a picture rail, a built-in desk and a double-glazed window towards the front and side elevation.

Second Floor Landing *9' 8" x 2' 0" (2.94m x 0.61m)*
At the top of a further flight of stairs, you reach the second floor landing. The space includes built-in book storage and is lit by a large skylight. From here, there is access to a large storage area, a separate W/C, and a further door leading into the fourth bedroom.

Second Floor W/C *4' 5" x 2' 9" (1.35m x 0.84m)*
Accessed from the second floor landing, there is a W/C complete with tiled flooring and painted walls.

Bedroom Four *11' 7" x 15' 4" (3.53m x 4.67m)*
The final bedroom is at the top of the house with views over to the playing fields of a nearby school. There is a flat roof accessible from an aluminium door. The room has fitted furniture, a carpeted floor and a shower cubicle, complete with a hand wash basin.

Rear Garden *47' 4" x 54' 4" (14.42m x 16.55m)*
Accessed from the kitchen and living room, there is a sizable rear garden. Offering ample outdoor seating with its large patio area, this space features a large pond as well as a mature garden. The space benefits from side access; it also allows direct access to the carport via a secured gate, as well as access to the large outbuilding to the rear of the plot.

Garage *26' 0" x 9' 8" (7.92m x 2.94m)*
At the rear of the property, accessed via the garden and the carport, there is a large outbuilding, currently used as storage and a garage. Versatile in it's use, this space is complete with electrical access and lighting, as well as windows to the front elevation for natural light. Complete with an up-and-over garage door to allow vehicle access.

Off Street Parking
Towards the side of the plot, there is a driveway that allows access to the sheltered carport, which allows off-street parking for two vehicles.

























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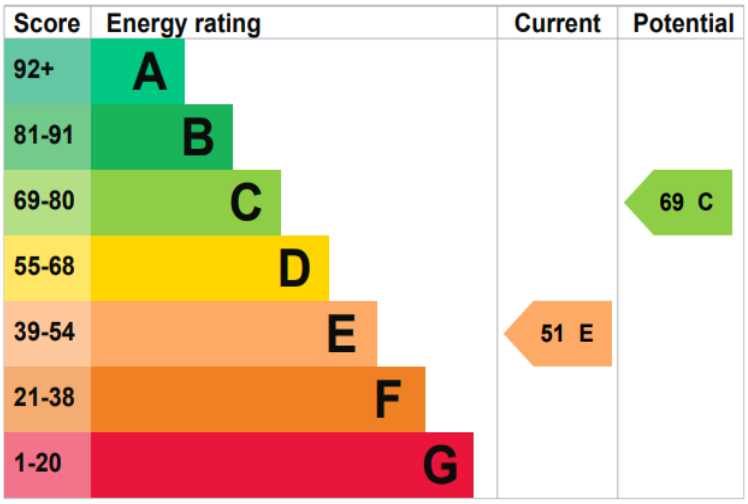


Floorplan



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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EPC Graph & Additional Information



Tax Band for this property is: **E**
EPC rating for this property is: **E**
Tenure of the property is: **Freehold**

Disclaimer

Whilst every effort is made to ensure that the information provided in these particulars is accurate, customers should view such information, including descriptions, room sizes & photos, purely as a guide and should not be relied upon. All appliances are untested. Items shown in the photos are not necessarily included with the property.