



FOR SALE

Henley Crescent, Westcliff-On-Sea SS0 0NT

Offers In Excess Of £525,000 Freehold Council Tax Band - D

4  2  2  1356.25 sq ft

- Four Bedroom Semi-Detached House
- Multi-Use Summerhouse With Bi-Folding Doors
- Spacious Living Room With Fireplace And Bi-Folding Doors
- Kitchen With Wraparound Units And Central Dining Area
- Cosy Lounge With Bricked Fireplace And Stained Glass Window Accents
- Versatile Study Area Ideal For Office, Crafts Or Playroom
- Nearby To Highly Regarded Earls Hall Primary School
- Quiet Crescent Location Near Parks, Retail Shops and Supermarkets
- Downstairs Shower Room And Upstairs Bathroom
- Short Drives To Prittlewell And Southend Airport Train Stations

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

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Description

From its elegant stained-glass windows, to its dual living areas with character fireplaces, this thoughtfully laid-out, spacious home offers both period charm and modern versatility. With four bedrooms, a dedicated study, and generous kitchen-dining space, it provides functional family living and excellent entertaining opportunities in a warm and inviting setting.

The beautifully arranged south-facing rear garden is a serene sanctuary perfect for both relaxation and play. A stunning pergola seating area and lawn lead to a flexible-use summerhouse, adding significant value and lifestyle versatility. With driveway parking and external storage, every detail has been considered for comfort and convenience.

Perfectly positioned in a tranquil crescent near schools, transport links, and green spaces, this home offers the ideal blend of peaceful suburban living and urban accessibility. A short drive to the coast and train stations makes commuting or enjoying a seaside day out effortless, this location truly ticks all the boxes.





Measurements

Lounge
10'1" x 10'6" < 11'0" into recess (3.08m x 3.22m < 3.37m into recess)
Study
5'4" x 7'6" (1.63m x 2.30m)
Porch
4'3" x 1'6" (1.31m x 0.48m)
Hallway
12'0" x 4'1" < 6'6" (3.68m x 1.25m < 2.00m)
Kitchen
15'7" > 11'4" > 4'7" x 13'3" x 16'4" (4.77m > 3.47m > 1.42m x 4.05m < 4.99m)
Living Room
16'6" x 10'9" > 9'6" (5.03m x 3.29m > 2.92m)
Hallway
5'8" x 4'9" (1.73m x 1.46m)
Shower Room
5'8" x 5'4" (1.73m x 1.65m)
Bedroom 1
11'1" x 10'1" (3.40m x 3.09m)
Bedroom 2
9'5" x 8'7" < 9'9" into recess (2.89m x 2.63m < 2.99m into recess)
Bedroom 3
7'11" x 5'9" (2.43m x 1.76m)
Bedroom 4
7'7" > 5'10" x 11'10" (2.33m > 1.80m x 3.62m)
Bathroom
5'8" > 2'8" x 7'3" > 1'10" (1.75m > 0.83m x 2.21m > 0.56m)
Summer House
12'4" x 9'6" (3.76m x 2.90m)

Ground Floor

Step into a welcoming and spacious hallway that sets the tone for this warm and modern/character blended home. To the left, a cosy lounge beckons, enhanced by a charming bricked surround fireplace and large stained-glass accented windows that flood the room with natural light and period appeal. Flowing seamlessly from the lounge is a versatile study area, perfect as a home office, craft zone, or children's play space. Further down the hall lies the spacious living room, complete with another feature fireplace and bi-folding doors opening onto the rear garden, making it an ideal setting for entertaining guests or enjoying family BBQs. Adjacent to this is a thoughtfully designed kitchen, featuring extensive wraparound wall and base units and a central space for dining, an ideal culinary setting for enthusiastic cooks. Leading off the kitchen is an additional hallway providing access to the garden, a convenient downstairs shower room, and Bedroom 4, a double room that offers privacy and versatility, whether used as guest accommodation or for multigenerational living.

First Floor

The first floor opens onto a wonderfully spacious and architecturally unique landing area that adds a sense of grandeur and openness. Bedroom 1, a large and inviting double room with ample space for wardrobes, offers front-facing views. Opposite lies Bedroom 2, another double room, featuring alcoves offering potential for fitted storage. Bedroom 3 is the perfect space for a child's bedroom or nursery, adaptable to suit your needs. Completing the upper floor is the bathroom, presented in a clean, neutral palette, and fitted with a bathtub, hand basin, and W/C.

Exterior

This home is as impressive outside as it is within. A paved driveway provides convenient off-road parking for three vehicles, plus access to a front-facing storage area. At the rear, a beautifully landscaped, south-facing garden invites relaxation and play. A stylish paved seating area is shaded by a wisteria-entwined pergola, ideal for alfresco dining. The lush lawn provides an excellent play space for children and pets, while paved steps lead to a charming summerhouse. With bi-folding doors and a flexible interior, this additional room can be transformed into a games room, studio, garden office, or even a guest suite, the possibilities are endless. Next door to this is an outdoor shed for convenient storage.

Location

Tucked away in a quiet crescent, this property offers peace and privacy while remaining connected to all conveniences. Families will appreciate the close proximity to the highly regarded Earls Hall Primary School. With easy access to the A127, commuting is simplified. An added bonus, particularly for those working at nearby Southend Hospital, it is approximately a 7 minute walk away. For leisure and recreation, Priory Park offers leafy walks, while local retail shops, restaurants, and supermarkets are all within easy reach. Southend's beaches and seaside attractions are just a short drive away, and travel to London is made effortless with nearby Prittlewell and Southend Airport train stations. This home delivers exceptional lifestyle and location in equal measure.

School Catchments

Earls Hall Primary School
Chase High School

Tenure

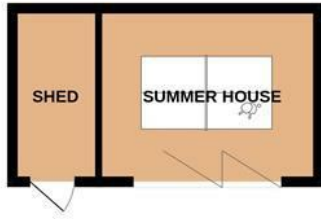
Freehold

Notes

There has very recently been some water damage in the kitchen which is currently being fixed. The stop cock had leaked which has been fixed and the damage is being rectified through the insurance company.







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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			
England & Wales	EU Directive 2002/91/EC	68	78


Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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