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**Call to arrange your viewing today  
01702 710555**



## Kenilworth Gardens, Westcliff On Sea £975,000

Turner Sales are privileged to showcase this stunning SEVEN bedroom DETACHED family home spread over three floors. The property boasts three reception rooms to ground floor with one being a 25ft lounge with bi-folding doors to a stunning landscaped rear garden with SWIMMING POOL. There is also a living room, office/study and ground floor cloakroom. The kitchen is fully fitted with 'NEFF' appliances and has a large island in the middle, french doors to garden and separate utility room. The first and second floors offer six double bedrooms and one single, there are two four piece family bathrooms on the first floor and snug/games room on the second floor. Situated on a corner plot, this property boasts off street parking for 7+ vehicles. To fully appreciate what this beautiful home has to offer, call us for a viewing on 01702 710 555





Main Features

- Detached Seven Bedroom Family Home
- Six Bedrooms Are Doubles
- Spread Over Three Floors
- Three Large Reception Rooms
- Fitted Kitchen With Granite Work Tops
- Utility Room And Ground Floor Cloakroom
- Two Four Piece Bathrooms
- Landscaped Rear Garden
- Swimming Pool With Cover To Use All Year Round

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Entrance  
Composite double glazed front door leading to a welcoming hallway with feature double glazed windows to side, wall mounted radiator, picture rail, dado rail, smooth ceiling, solid oak wooden flooring, under stairs storage cupboard, carpeted stairs leading to first floor, doors to accommodation.

Cloakroom 5'1 x 3'10 (1.55m x 1.17m)  
Fitted with a two piece suite comprising low level w/c with push button and wash hand basin with mixer tap in vanity unit, double glazed obscure window to side, solid oak wooden flooring.

Study/Office 14.0 x 12'1 (0.36m x 3.68m)  
Double glazed bay window to front with hardwood sill, two wall mounted radiators, coving to ceiling, picture rail, built in bookshelf and storage to one wall, wood flooring.

Lounge/Dinner 25'6 x 16'10 (7.77m x 5.13m)  
Smooth ceiling with cornice coving and ceiling rose, double glazed bay window to side overlooking fishpond, feature stained glass window to side with hardwood sill, double glazed bi-folding doors leading to rear garden, gas fire with surround and hearth, picture rail, dado rail, two wall mounted radiators, carpet laid to floor.

Living Room 19'09 x 13'10 (6.02m x 4.22m)  
Large double glazed bay window to front, feature fireplace with open log fire, surround and hearth, two stained glass windows to side, smooth ceiling with ceiling rose, picture rail, two wall mounted radiators, carpet laid to floor.

Kitchen/Breakfast Room 21'10 x 17'09 (6.65m x 5.41m)  
Fitted with matching wall and base units with complementary granite work surface, the centre island has one and a half sink and drainer with flexi mixer tap, four ring hob with extractor over, integrated dish washer and plenty of storage with pull out wine rack, further integrated appliances include two ovens, microwave, plate warmer, wine cooler and the vendor is also leaving the large fridge freezer. There is lighting under the base units and in the glazed wall units, tiled flooring with under floor heating, double glazed windows to side, wall mounted radiator, dado rail, smooth ceiling with coving and inset spotlights and double glazed french doors to rear garden and door leading to...

Utility Room 11'06 x 4'03 (3.51m x 1.30m)  
Double glazed windows and door leading to courtyard to side of property, upgraded wall mounted combination boiler supplying the whole property, storage cupboards with granite worktops, butler sink, tiled flooring.

Fist Floor Landing  
Carpeted stairs and landing with feature stained glass windows to side, smooth ceiling, picture rail, dado rail, under stairs storage with carpeted stairs leading to second floor, doors to accommodation.

Primary Bedroom 20'03 (into bay) x 13'10 (6.17m (into bay) x 4.22m)



Double glazed bay window to front with hardwood sill, built in wardrobes, storage and drawers, two wall mounted radiators, two feature windows to side, carpet laid to floor.

Second Bedroom 16'08 x 13.00 (5.08m x 0.33m)  
Coving to ceiling, double glazed bay window to front with further double glazed window to side both with hardwood sill, three wall mounted radiators, built in wardrobe, picture rail, feature wallpaper to one wall, wood effect laminate flooring

Third Bedroom 13'06 x 12'11 (into bay) (4.11m x 3.94m (into bay))  
Double glazed bay window to side with hardwood sill, wall mounted radiator, built in wardrobes and storage, carpet laid to floor.

Family Bathroom 1 9'10 x 6'05 (3.00m x 1.96m)  
Fitted with a modern four piece suite comprising panel bath with shower adaptor, double sink in vanity unit, shower cubicle and low level w/c with push button, chrome heated towel rail, smooth ceiling with inset spotlights, double glazed window, half tiled walls and tiled flooring with underfloor heating.

Fourth Bedroom 11'02 x 10'03 (3.40m x 3.12m)  
Double glazed window to rear, feature stained glass window to side, wall mounted radiator, smooth ceiling with coving, picture rail, large built in wardrobe, carpet laid to floor.

Family Bathroom 2 7'10 x 5'10 (2.39m x 1.78m)  
Fitted with a four piece suite comprising panel bath with shower adaptor, shower cubicle, wash hand basin with mixer tap in vanity unit and low level w/c with push button, double glazed obscure window to rear, wall mounted radiator, smooth ceiling with coving, half tiled walls and tiled flooring.

Fifth Bedroom 11'01 x 9'11 (3.38m x 3.02m)  
Double glazed window to rear, smooth ceiling with coving, wall mounted radiator, carpet laid to floor.

Second Floor

Snug/Games Room 20'05 (furthest point) x 17,10 (6.22m (furthest point) x 0.43m)  
Double glazed Velux windows to sides and front with fantastic views over Westcliff, smooth ceiling with loft access, large eaves storage, wall mounted radiator, carpet laid to floor.

