



KENSINGTON ROAD
NR
NUMBERS 8 & 10

KENSINGTON ROAD'S DUAL DELIGHT

A unique opportunity to combine work and play. Introducing two separately registered properties, numbers 8 & 10 Kensington Road.

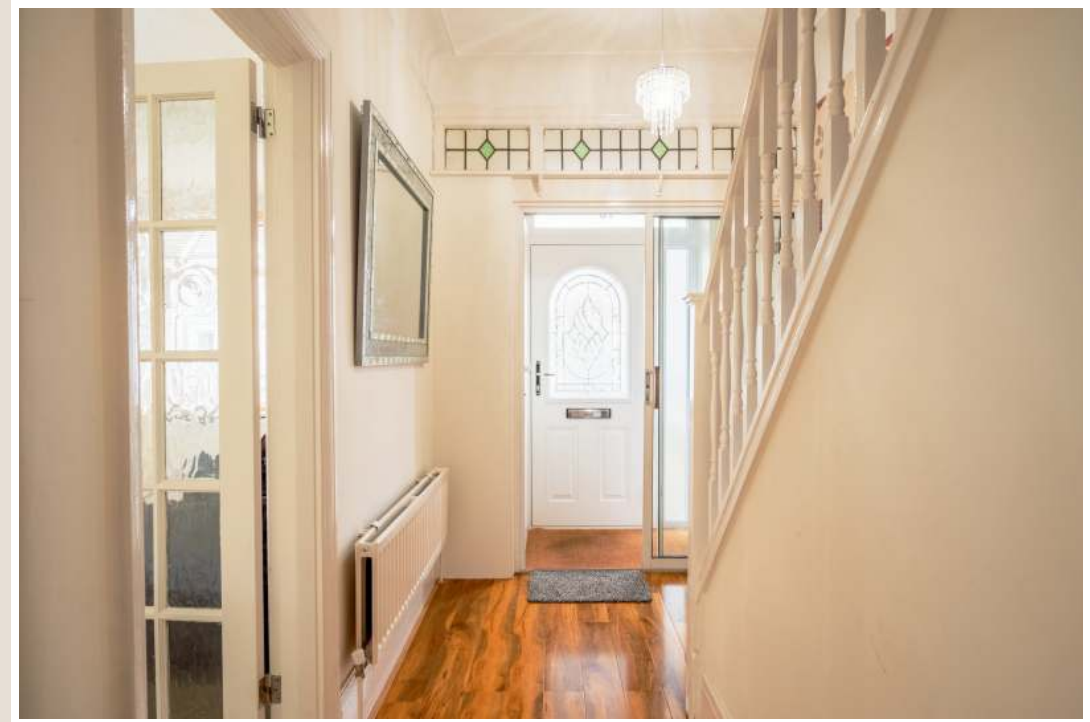
Number 10 is a recently redecorated four-bedroom semi-detached home with two reception rooms, a front driveway for two vehicles, and a workshop/garage to the back of the rear garden.

Number 8, directly behind number 10 comprises an office with a kitchenette and bathroom (currently registered for Class E usage), a separate garage, and the secure gated access/land.



WELCOME TO NUMBER 10...

Open the front door and step into the porch. Open the sliding door where the hallway greets you with open arms — a perfect introduction to a home where comfort is apparent. As you hang your coat and step forward, the sense of 'home' is unmistakable..





A HAVEN FOR FAMILY ENTERTAINMENT

Turn right from the hallway and push open the door to the lounge. You're immediately welcomed by the sunlight dancing through the large bay window, casting a warm glow over the high ceilings. Here, the spaciousness invites family gatherings, while the fireplace promises snug evenings



MEALS WITH A GARDEN VIEW

Walk back into the hallway and head to the rear aspect to find a large separate dining room. Open the french doors and feel the cool breeze from the garden. This space is perfectly set for lively dinners or quiet morning coffees, with the garden's greenery as your backdrop.







HEART OF THE HOME

From the dining room, walk through the archway and step into the bright & modern kitchen. Notice how it's designed with space in mind—there's room for the whole family to pitch in with cooking or for you to spread out when hosting. The UPVC door here frames a picture of your private garden, an invitation to step out on sunny days.



ASCEND TO RELAXATION

Walk back through the hallway towards the front door, let the stairs guide you to a landing that feels like a gateway to rest and privacy. The doors fan out to each bedroom, promising individual private spaces for the whole family.



A LIGHT-FILLED RETREAT

The master bedroom is a vast space with light streaming through its large window. There's more than enough room here for a king-size bed and a couple of armchairs, creating a personal retreat away from the hustle and bustle of life.

BEDROOMS FOR ALL

Each subsequent door on the landing introduces another bedroom. One by one, they offer their own charm—whether it's the view of the garden, the fitted wardrobes, or the perfect nook for a home office. Notice the light touch of the recent redecoration that gives each room a fresh start.



REFRESH & RELAX

Before heading back downstairs, peek into the bathroom. It's set up with a practical three-piece suite, with a shower over the bath, and plenty of windows that invite the daylight in, making it a bright space for rejuvenating mornings.

OUTDOOR DELIGHT

Stepping out into the garden where the stretch of green unfolds before you. Walk to the end where the workshop stands—a place ripe for transformation into your personal project space or a fun hideout.

There are also additional practical aspects here, including the side gate for bicycles and muddy shoes; an outside WC; and an outside tap.







WELCOME TO NUMBER 8... A WORKSPACE TO INSPIRE

Looking at the front of number 10, to the right hand side you'll find a secure locked gate. Here lies the entrance to Number 8—a setting where your work-life balance can truly be realised.

Unlock the gate and drive/walk along the driveway - you're now in a dedicated business space.

Open the door to the office and you'll find a reception/lobby area and a bathroom. Walk through to the main space, a versatile open area—set it up as a buzzing office or a quiet studio. There's even a kitchenette for your coffee breaks. The upstairs room offers the freedom to store, create, or manage your business affairs in peace.

Outside, the separate garage provides secure parking or additional storage.



CONVENIENCE & LEISURE

Situated near Southchurch Park and close to the beach, Kensington Road offers a lifestyle rich in leisure and convenience. Whether it's a leisurely stroll in the park or a day at the beach, everything is just a stone's throw away for the whole family.

There are many primary & secondary school options in the area. Greenways Primary School has an amazing reputation and is just a short walk away. The local secondary grammar schools, Southend High & Westcliff High (for boys & for girls) both have 'Outstanding' Ofsted ratings.

If you need to commute into London for work, Southend East (C2C) station is just a short walk away, and the train can take you to London in just one hour.





A UNIQUE OFFERING

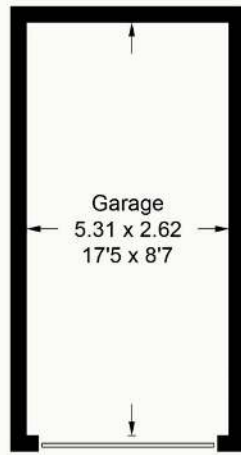
This dual offering is more than just a place to live and work; it's a lifestyle choice that offers the best of both worlds.

The seamless integration of a family home and a professional space provides a opportunity to blend work-life balance in a way that's rarely available.

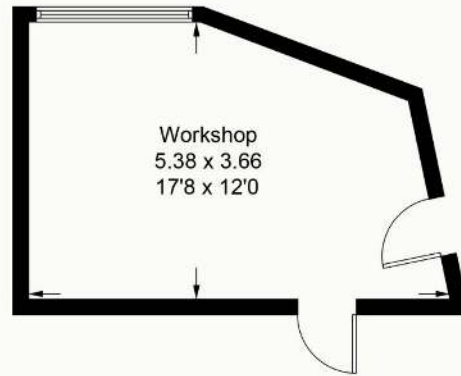
Whether you're nurturing a family, growing a business, or both, number 10 and number 8 Kensington Road offer comfort, convenience, and opportunity.



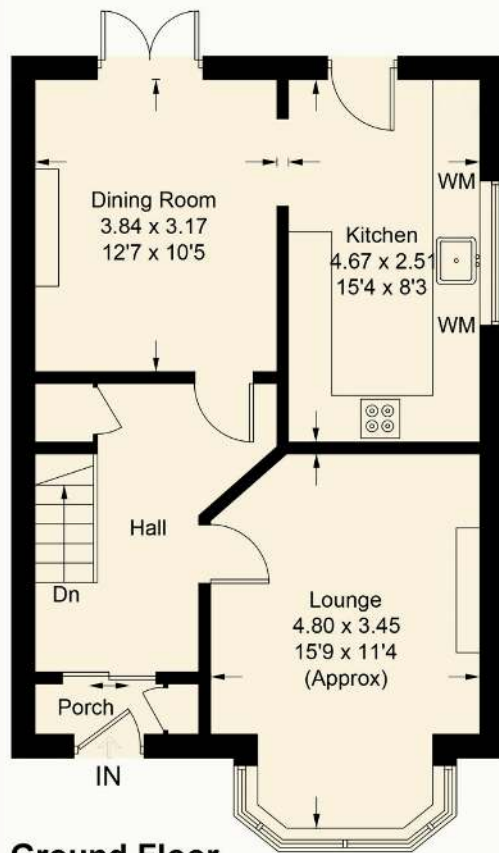
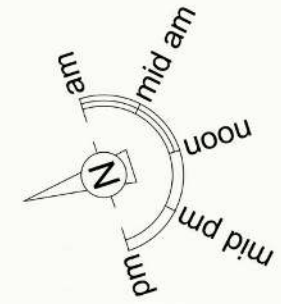
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



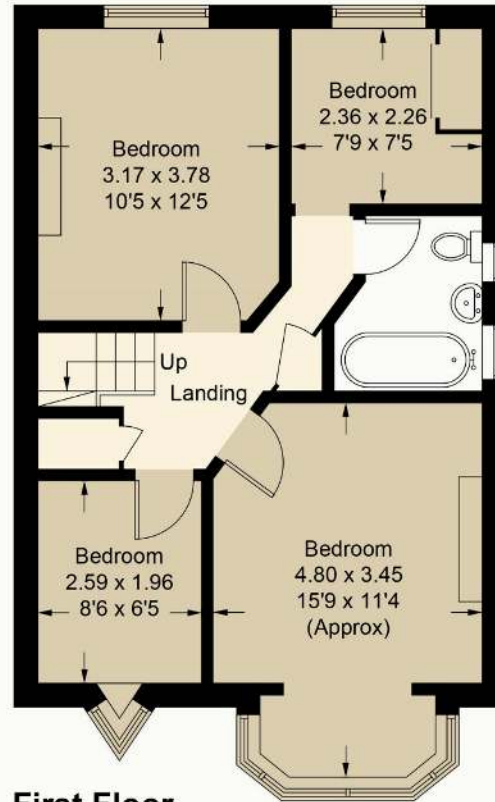
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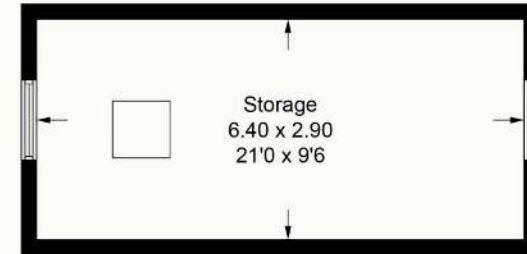
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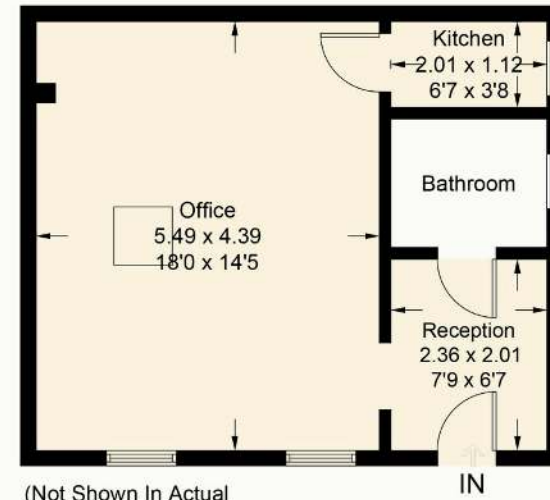
Ground Floor



First Floor



Office First Floor



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Office Ground Floor



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