



\* £375,000 - £400,000 \* SOUTH FACING REAR GARDEN \* OPEN PLAN LIVING SPACE \* LARGE DRIVEWAY \* SEPARATE UTILITY ROOM \* POTENTIAL TO ADD DOWNSTAIRS WC \*  
Nestled in a quiet cul-de-sac in Benfleet, this property enjoys a desirable location within a sought-after school catchment area, while offering excellent transport links to both the city and the seafront. The property boasts a generous driveway providing off-street parking for three to four vehicles. Upon entering, you're welcomed by a spacious hallway offering ample space for storage, a separate utility room, and a shaker style kitchen which flows seamlessly into the open-plan lounge-diner - an ideal space for entertaining, particularly when the sliding doors are opened to reveal the south-facing rear garden. Upstairs, the first-floor landing provides access to three generous bedrooms, the master bedroom with a large storage cupboard, and a large family bathroom. Ideally situated for families, the property falls within the catchment areas for both The King John School and Westwood Academy, with SEEVIC College also close by. A range of local green spaces—including John Burrows Playground and the scenic West Wood—are within walking distance, offering ample opportunities for outdoor leisure. Hadleigh High Street is also nearby, providing a variety of shops, cafés, and convenient bus connections. For commuters, Benfleet Station is just a short drive away, offering direct rail links to London as well as easy access to Leigh Broadway and the beachfront. Whether you're upsizing, relocating, or searching for a forever home in a family-friendly location, this property ticks all the boxes with its spacious layout, south-facing garden, and exceptional local amenities.  
Council Tax Band: C

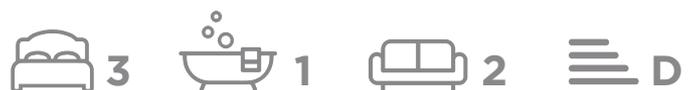
- South facing rear garden
- Off-street parking for three/four vehicles
- Modern fitted kitchen
- Three generous bedrooms
- Potential to add a downstairs WC
- Within a quiet cul-de-sac
- Spacious lounge-diner
- Separate utility
- Three-piece bathroom
- In catchment for The King John School and Westwood Academy

## Woodburn Close

Benfleet

**£375,000**

Price Guide



# Woodburn Close



## Frontage/Parking

Block paved drive way providing parking for three to four vehicles, brick retaining wall with iron ornate railing, composite front entrance door leading to:

## Entrance Hallway

7'6" x 3'4"

Loft access, ample storage space, skirting, wood effect laminate flooring.

## Utility Area

6'9" x 5'8"

UPVC double glazed door leading to rear garden, ample space for white goods or storage, skirting, wood effect laminate flooring.

## Kitchen

11'10" x 7'4"

UPVC double glazed window to the front aspect, modern fitted kitchen comprising of; a range of wall and base level shaker units, rolled edge laminate worktop, 1.5 sink with drainer and mixer tap, integrated fridge freezer, electric hob and oven, washing machine, breakfast bar, wood effect laminate flooring, opening into;

## Lounge-Diner

22'2" x 11'5"

UPVC double glazed window to rear aspect, UPVC double glazed sliding doors leading to rear garden, radiator, cornicing, skirting, wood effect laminate flooring.

## Hallway

10'11" x 5'10"

UPVC double glazed window to front aspect, radiator, under stairs storage cupboard, ample storage space, skirting, wood effect laminate flooring, carpeted stairs rising to the first floor - there is ample space within the hallway, offering excellent potential to add a downstairs WC if desired.

## First Floor Landing

8'5" x 6'9"

UPVC double glazed window to front aspect, cornicing, skirting, carpet.

## Bedroom One

13'3" x 10'0"

UPVC double glazed window to rear aspect, radiator, large storage cupboard, cornicing, skirting, carpet.

## Bedroom Two

10'4" x 8'7"

UPVC double glazed window to rear aspect, radiator, cornicing, skirting, carpet.

## Bedroom Three

8'9" x 8'0"

UPVC double glazed window to front aspect, radiator, cornicing, skirting, carpet, access to main loft.

## Bathroom

8'0" x 5'6"

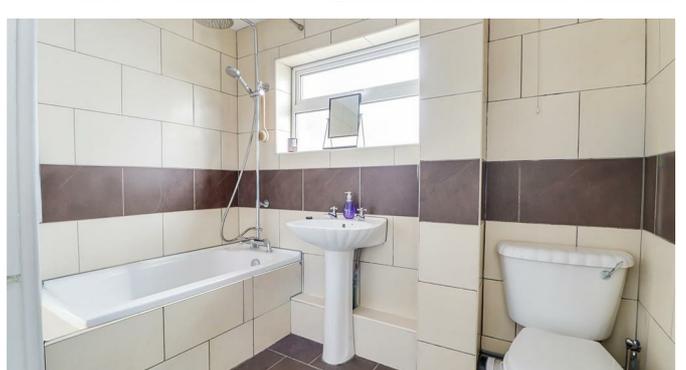
UPVC obscured double glazed window to side aspect, radiator, WC, wash basin with chrome taps, panelled bath with shower over, ceiling to floor tiles, tiled flooring.

## South Facing Rear Garden

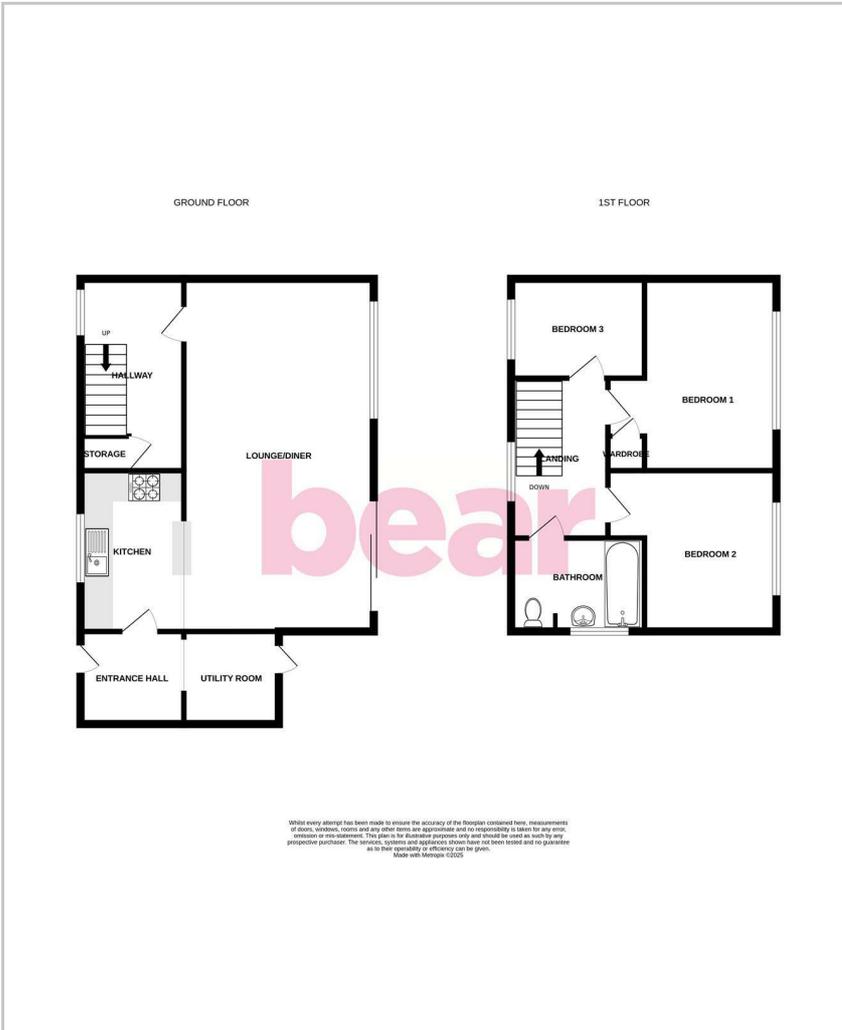
Commences with a patio seating, large lawn area with flower and shrub borders, centre feature tree, shed to remain, fire pit with slate chipping.

## Agent Notes:

Council Tax Band: C



# Floor Plan



# Area Map



# Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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# Energy Efficiency Graph

