



\* £550,000- £600,000 \* Proudly positioned on the desirable area of Woodfield Park Drive, Leigh-on-Sea, this stunning detached house has been completely renovated and extended to offer a modern and comfortable living experience. With three to four bedrooms and two stylish bathrooms, this property is perfect for families seeking both space and convenience or those looking to downsize near to the Broadway. Upon entering, you are greeted by a bay fronted reception room that provide ample space for relaxation and entertainment, but could also be used as a downstairs bedroom. The heart of the home is undoubtedly the impressive kitchen family room with center island, which is designed for both functionality and style. This area is complemented by a separate utility room, ensuring that daily chores are kept out of sight. The property boasts a new downstairs shower room and fully tiled bathrooms upstairs, showcasing contemporary finishes that enhance the overall appeal. Outside, the landscaped west-facing rear garden is a delightful retreat, featuring a brick outbuilding and a storage unit, perfect for gardening tools or outdoor equipment. Parking is a breeze with space for one vehicle on the private driveway. The location is particularly advantageous, situated south of the London Road and just a stone's throw from the vibrant shopping facilities of Leigh Road and Broadway. Additionally, residents will appreciate the short walk to Chalkwell Station, the beach, and the famous Chalkwell Park, making this home ideal for those who enjoy an active lifestyle. This beautifully presented property combines modern living with a prime location, making it a must-see for anyone looking to settle in Leigh-on-Sea.

- Extended fully detached house
- Three to four bedrooms
- Outbuilding with storage area attached, ideal for home office/gym
- Double glazed and new gas central heating system
- Downstairs shower room and upstairs bathroom
- Driveway for one vehicle
- Landscaped west facing rear garden
- Stunning kitchen family room with center island, quartz worktops and full range of new appliances
- New electrics, Herringbone Amico flooring and luxury carpets
- South of the London Road, moments from Leigh Road and Leigh Broadway shopping facilities

## Woodfield Park Drive

Leigh-on-Sea

**£550,000**

Price Guide



# Woodfield Park Drive



## Frontage

Block paved driveway with parking for one vehicle, side access to the rear garden, access to:

## Entrance Hallway

10'9" x 5'3" > 3'10"

Smooth ceiling with inset spotlights, large understairs storage cupboard housing the utility meters, carpeted stairs to the first floor, radiator, Amtico herringbone flooring, solid wood entrance door to the side, door to:

## Formal Bay Fronted Lounge/Bedroom Four

15'10" x 13'2" into the bay

Smooth ceiling with inset spotlights, feature fireplace opening with a quartz hearth, radiator, double glazed bay window to the front, newly laid carpet.

## Downstairs Shower Room

6'3" x 4'3"

Smooth ceiling with inset spotlights, combined vanity unit wash basin and low-level WC, chrome heated towel rail, walk-in shower area with a shower hose and a drencher head, fully tiled walls and tiled flooring, extractor fan.

## Kitchen Family Room

26'5" > 15'7" x 15'5"

Aluminium double glazed windows and doors to the rear opening out onto the rear garden. New fitted shaker style kitchen comprising of; wall and base level units with a center island and a breakfast bar, floor to ceiling units, pan drawers with an inset cutlery drawer, integrated dishwasher, pull out bin store, integrated AEG microwave, integrated AEG oven and grill, Samsung four ring induction hob with an extractor fan above, integrated fridge freezer on a 70/30 split, two vertical radiators, two double glazed windows to the side, double glazed skylight roof, 1.5 inset sink.

## Separate Utility Room

7'0" x 4'5"

Smooth ceiling with inset spotlights, extractor fan, grey shaker style wall and base level units with quartz worktops, new washing machine and tumble dryer, inset sink, Herringbone Amtico flooring.

## First Floor Landing

5'4" x 3'10"

Smooth ceiling with inset spotlights, loft hatch, obscured double glazed windows to the side with fitted shutter blinds, newly laid carpet, door to:

## Bedroom One

15'8" x 13'3" into the bay > 6'11"

Smooth ceiling with inset spotlights, double glazed bay window to the front, curved radiator, newly laid carpet.

## Bedroom Two

12'4" x 8'6" > 6'10"

Smooth ceiling with inset spotlights, double glazed windows to the rear, radiator, newly laid carpet.

## Bedroom Three

9'4" x 6'10"

Smooth ceiling with inset spotlights, double glazed window to the rear, radiator, newly laid carpet.

## Family Bathroom

6'3" x 5'3"

Smooth ceiling with inset spotlights, obscured double glazed windows to the side, p-shaped bath with a drencher head and a shower hose, combined vanity unit wash basin and low-level WC, wall-hung LED mirror, wall-hung chrome heated towel rail, fully tiled walls and flooring.

## Landscaped West Facing Rear Garden

Commences with a newly laid patio with the remainder artificial lawned, side access to the front driveway, outside lighting, outside power points, access to:

## Outbuilding

14'0" x 7'8"

Smooth ceiling with inset spotlights, double glazed French doors to the front with adjacent double glazed windows, laminate flooring, storage unit attached (2.59m x 1.14m)

## Agents Notes:

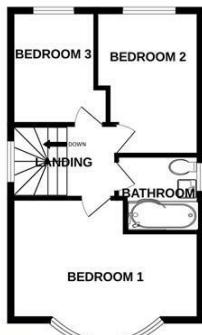
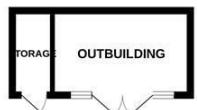
The property had a brand new roof in Summer 2024 and all of the kitchen and utility appliances are also brand new and will remain. There is luxury carpet throughout and Old English Oak Herringbone Amtico flooring downstairs. There has been a full rewire and a newly installed heating system with combination boiler (found in loft).



# Floor Plan

GROUND FLOOR

1ST FLOOR

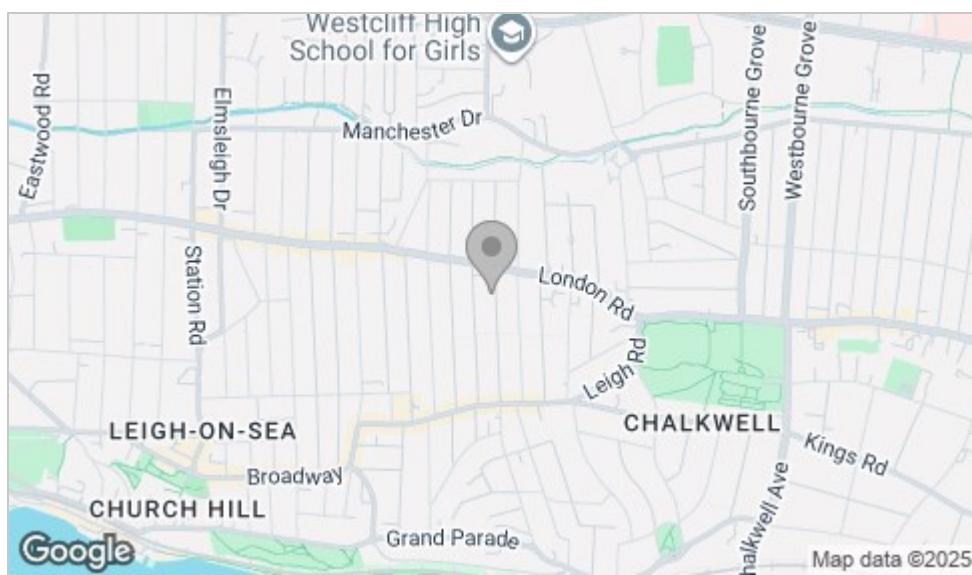


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures and fittings shown in the plan have not been tested and no guarantee as to their operability or efficiency can be given.

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## 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

