



\* £500,000- £520,000 \* DRIVEWAY \* WEST BACKING REAR GARDEN AND LARGE OUTBUILDING \* THREE DOUBLE BEDROOMS \* A gorgeous semi detached home that offers bright and spacious accommodation throughout and benefitting from a generous entrance hallway, an impressive fully fitted kitchen diner and a stunning four piece family bathroom. Located South of the London Road on a popular residential road, this house is just moments from Leigh Road and Broadway shopping facilities whilst also being within walking distance to Chalkwell Park, Station and Beach.

- Character semi detached house
- Driveway for one large vehicle
- West backing rear garden
- South of the London Road
- Moments from Leigh Road and Broadway shopping facilities
- Three double bedrooms
- Impressive kitchen diner
- Huge outbuilding with power and light
- Character features throughout with ample built in storage
- Leigh North Street School catchment

## Woodfield Park Drive

Leigh-On-Sea

**£500,000**

Price Guide



# Woodfield Park Drive



## Frontage

Driveway for one large vehicle, side access to the rear garden, access to:

## Entrance Hallway

15'5" maximum x 7'5"

Smooth coved ceiling with a pendant light, composite entrance door to the front, double glazed feature stained glass window to the side, wood paneled walls, oak flooring, carpeted stairs to the first floor with under stairs storage, radiator.

## Lounge

15'1" into the bay x 12'4"

Smooth coved ceiling with a pendant light, double glazed bay windows to the front, two built in bookcases, feature fireplace with a wooden surround, log burner, carpet, and radiator.

## Kitchen Diner

20'4" x 11'1" > 8'10"

Smooth ceiling with inset spotlighting, feature brick chimney breast with built in shelving, floor to ceiling built in storage cupboards, American style fridge freezer, double glazed windows to the rear overlooking the garden, double glazed French doors leading out to the garden, modern shaker style kitchen comprising; wall and base level units with square edge quartz worktops, inset stainless steel sink and draining grooves, space for a range cooker with and extractor fan above, space for a washing machine, space for a dishwasher, metro tiled splashbacks, oak flooring, radiator.

## First Floor Landing

Feature double glazed stained glass window to the side, smooth ceilings with a loft hatch, waist height wood paneled walls, and carpet.

## Bedroom One

15'1" x 11'6"

Smooth ceiling, picture rail, double glazed bay window to the front, range of fitted bedroom furniture including wardrobes and top boxes, shelving and inset media panel, carpet, and radiator.

## Bedroom Two

11'6" x 11'1"

Smooth ceiling, picture rail, double glazed window to the rear, range of fitted bedroom furniture including wardrobes and top boxes, shelving and inset media panel, carpet, and radiator.

## Bedroom Three

8'4" x 8'1"

Smooth ceiling, picture rail, double glazed windows to the front, radiator, laminate flooring.

## Four Piece Family Bathroom

8'4" x 8'2" > 4'10"

Obscured double glazed window to the side, obscured double glazed window to the rear, smooth ceilings with inset spotlighting and an extractor fan, free standing bath, pedestal wash basin, low level w/c, double walk in shower with inset shelving, chrome heated towel rail, fully tiled walls, tiled floor.

## West Backing Rear Garden

Commences a raised decking area with the remainder laid to lawn, flower and shrub borders, side access to the front driveway, outside tap, wood battened fencing leading down to:

## Outbuilding

21'4" x 15'7"

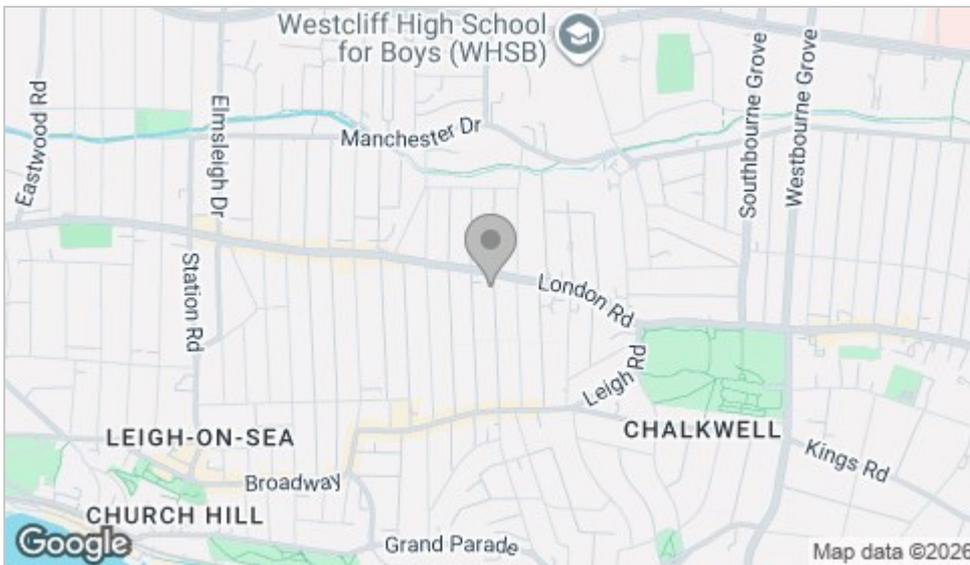
Double glazed skylight window, smooth ceilings with inset spotlighting, laminate flooring, bi-folding doors to the front leading back into the garden.



# 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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1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 [los@bearestateagents.co.uk](mailto:los@bearestateagents.co.uk) <http://www.bearestateagents.co.uk/>

# Energy Efficiency Graph

