



Proudly positioned on Woodside, one of Leigh-on-Sea's most prestigious roads, this impressive and distinctive detached residence seamlessly blends timeless character with contemporary family living.

Available for the first time in almost 40 years, the property offers substantial and highly versatile accommodation throughout, including five well-proportioned bedrooms, three reception rooms, and a spacious conservatory overlooking the beautifully established rear garden.

Perfectly suited to modern family life, the home provides exceptional entertaining space alongside flexible work-from-home potential. Thoughtfully arranged amenities include a principal bedroom with en-suite, a well-appointed family bathroom, a ground-floor WC, and a separate utility room.

A particular highlight of the property is the generous overall plot size. The home benefits from an in-and-out driveway providing ample off-street parking for multiple vehicles, while the mature rear garden offers an excellent degree of privacy together with exciting scope for future extension or enhancement, subject to the necessary planning consents. This creates not only a superb home for immediate enjoyment but also a compelling long-term investment opportunity.

Ideally positioned within a peaceful residential setting close to Belfairs Park & Golf Course and local shops, the property is conveniently located within easy reach of Leigh Station

- Substantial detached family home in a prestigious Woodside location
- Five bedrooms and multiple reception rooms
- Stylish kitchen/diner with separate utility room
- Excellent potential for extension/enhancement (STPP)
- Close to Leigh Station and the Broadway and easy access to A127
- Large-frontage with in-and-out driveway and parking for multiple vehicles
- Large conservatory overlooking the garden
- En-suite to principal bedroom, downstairs WC and family bathroom
- Short walking distance to Belfairs Park and Golf Course
- No onward chain

Woodside

Leigh-on-Sea

£950,000

Offers Over



Woodside



Frontage

In-and-out driveway provides off-street parking for four vehicles and side access to the rear garden, white wall perimeter, front door with overhead porch and outside light, access to:
Garage: 5.31m x 2.67m (17'5" x 8'9") Single garage providing secure parking or further storage.

Entrance Lobby

9'10 x 5'8

A spacious and welcoming entrance providing useful storage space for coats and shoes. Featuring an obscured double-glazed stained glass solid wood entrance door to the front, obscured double-glazed stained glass window to the front, double-glazed window to the side, leading to:
Inner Hallway: Offers access to the principal reception spaces and flow throughout the ground floor with carpeted stairs leading to the first floor. It features a double-glazed window, pendant lighting, a radiator and a useful understairs storage cupboard.

Lounge

20'10" x 17'8"

A large, beautifully proportioned main reception room with two double-glazed windows to the side, low-level bay window overlooking the garden and double French doors opening into the conservatory, creating a superb connection between the main living areas and enhancing the overall sense of light and openness throughout. Large hatch-style opening doors provide access through to the kitchen, further enhancing sociability and creating a semi-open-plan feel between the living spaces. The room is further complemented by a feature fireplace with a wooden surround and marble hearth, four radiators and carpet.

Dining/Reception Room

12'4 x 11'5

A versatile front-facing reception room, with excellent potential as a dining room, home office, playroom or additional sitting room. Double-glazed bay window, pendant light, picture rail, carpet and radiator.

Snug/Playroom/Office

15'8 x 10'10

A bright and flexible reception room ideal as a snug, playroom or workspace. Featuring inset lights and double-glazed window to the front, radiator, carpet.

Kitchen/Diner

21'5" x 11'10" < 10'11"

An inviting space for family dining with direct access to the conservatory via a double-glazed door, creating an ideal layout for entertaining. The well-proportioned kitchen offers ample storage and preparation areas and is fitted with traditional oak cabinetry with a square edge laminate worktop, inset stainless steel sink and drainer with a chrome mixer tap, tiled splashbacks, Amtico tiled flooring, inset spotlights and is complemented by a comprehensive range of integrated appliances including an oven, grill, hob with extractor fan, fridge and dishwasher. The kitchen provides access to the utility room and the ground-floor WC, plus a double-glazed door leading to the garage and garden.

The dining area has space for a large corner seating area, a serving hatch, a pendant light and a radiator with Amtico flooring.

Conservatory

21'9" x 8'7" < 14'5"

Entered via the lounge or kitchen, it provides a spacious and versatile additional reception area, ideal for both relaxing and entertaining. Double French doors open out onto the garden and double-glazed windows to both sides, it is finished with stone tile flooring and fitted with 2 double wall lights, spotlights and two radiators.

Utility Room

9'6" x 7'2"

Accessed via the kitchen. Provides plenty of fitted storage, coat hanging space and an inset sink with drainer and chrome mixer tap and tiled splashbacks. There is additional appliance space suitable for a tumble dryer or supplementary fridge/freezer and finished with wood-effect vinyl flooring

Downstairs WC

4'3" x 3'7"

Obscured double-glazed window to the rear, low-level WC, vanity unit wash basin, tiled splashback, radiator, Amtico tiled flooring.

First Floor Landing

A spacious landing area with loft access and split-level staircase arrangement to the bedrooms adding character and interest. Featuring pendant light and coved ceiling.

Bedroom One

11'10" x 11'8"

A light and airy room located at the rear of the property featuring a double-glazed bay window with pleasant views overlooking the garden. The room benefits from a walk-in wardrobe (6' x 5'9") and en-suite shower room, creating an excellent principal suite. Features include a coved ceiling, pendant light, 2 wall lights, carpet and radiator.

En-Suite Shower Room to Bedroom One

5'8" x 5'10"

Smooth ceiling with a pendant light, obscured double-glazed window to the side, corner shower cubicle, low-level WC, vanity unit wash basin, wall-mounted chrome heated towel rail, fully tiled walls.

Bedroom Two

15'9" x 11'1"

A substantial double bedroom, also positioned to the rear of the property with a lovely garden view. Coved ceiling, pendant light, carpet, and radiator.

Bedroom Three

15'10" x 11'0"

A spacious double bedroom with fitted wardrobes and a large double-glazed window to the front elevation, allowing for excellent natural light. Featuring a dado rail, pendant light, radiator, and carpet.

Bedroom Four

12'1" x 12'4"

A well-proportioned double bedroom located to the front of the property with good natural light. Coved ceiling with pendant light, radiator, and carpet.

Bedroom Five/Office

8'9" x 7'4" > 5'10"

A versatile room, ideally suited as a single bedroom, home office, or dressing room, depending on requirements. Double-glazed window to the front elevation. Featuring a pendant light, radiator, and carpet.

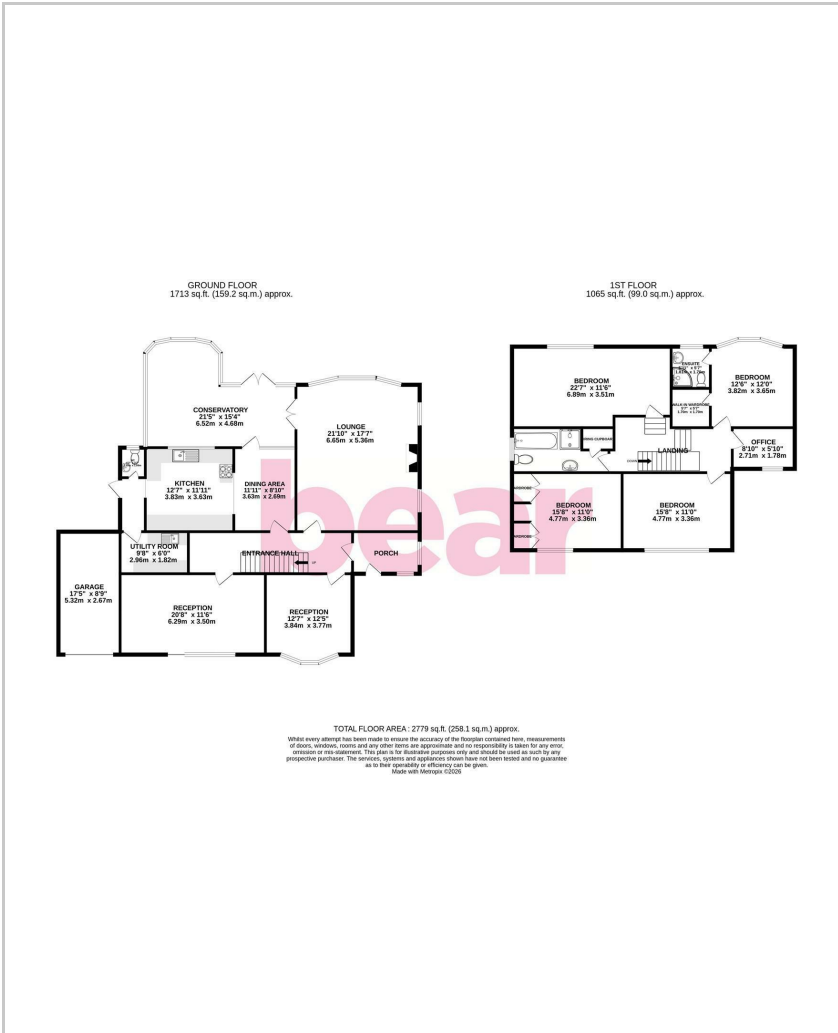
Family Bathroom

12'1" x 7'2"

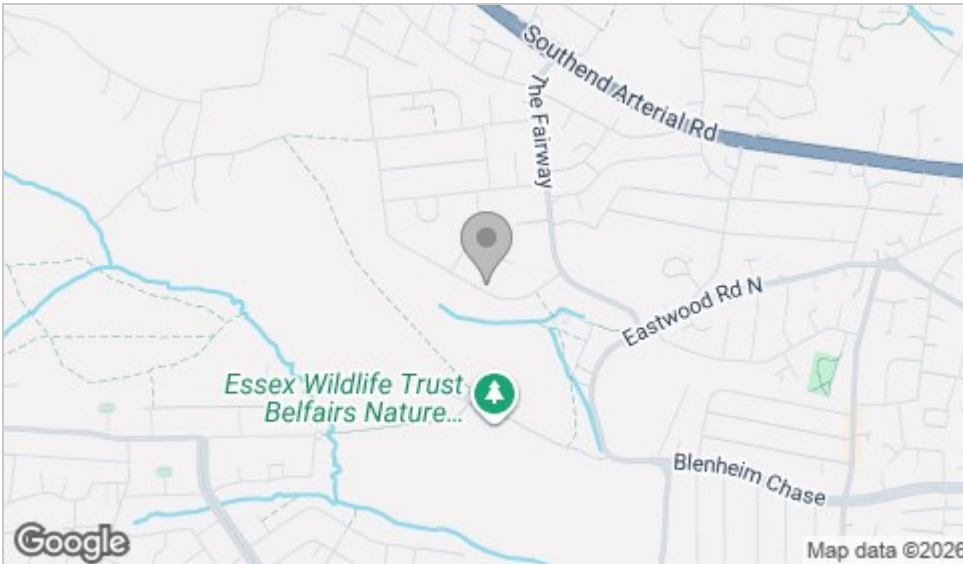
Spacious family bathroom fitted with a bath, separate shower, low-level WC and vanity wash basin with chrome taps, a wall-mounted chrome heated towel rail and an obscured large double-glazed window. In addition, there is a large airing cupboard providing valuable storage. It has a coved ceiling with inset lights, part-tiled walls and durable vinyl flooring.



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 <http://www.bearestateagents.co.uk/>

Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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