



\* £650,000- £700,000 \* FIVE BEDROOMS \* EN-SUITE AND WALK-IN WARDROBE \* AMPLE OFF-STREET PARKING \* WEST BACKING GARDEN \* An impressive, semi-detached home boasting spacious accommodation throughout, perfect for a growing family. Internally the property boasts five great size bedrooms with the master benefitting from an en-suite and walk-in wardrobe. There is a large bay-fronted lounge and an open-plan kitchen-diner to the rear, as well as a separate utility room and w/c. This sizeable home is situated in a highly desirable location and is within walking distance to Hadleigh High Street, Belfair's Woods and Hadleigh Country Park. Leigh Train Station is also close-by, as well as Leigh Broadway where you can find an array of boutique shops, bars and restaurants.

- Extended semi-detached character home
- Ample off-street parking
- Separate utility room and downstairs WC
- En-Suite and walk-in wardrobe to master bedroom
- Leigh-on-Sea train station and Leigh Broadway close by
- Five great size bedrooms
- Open plan kitchen/diner
- Large West-facing rear garden
- Walking distance to Hadleigh High Street, Hadleigh Castle and Country Park
- Recent extension, refurbishment and redecoration

## Woodfield Road

Benfleet

**£650,000**

Price Guide



# Woodfield Road



## Frontage

Block paved driveway providing parking for four vehicles, new boundary walls, side access, attractive shrub area, oak beamed overhanging porch, security cameras.

## Entrance Hall

15'7" x 5'4"

Wooden front entrance door with obscured glass and stained-glass sidelights, coving, picture rails, dado rails, understairs storage, carpeted stairs rising to the first floor, radiator, tiled flooring.

## Lounge

15'6" x 11'10"

UPVC double-glazed bay windows to front aspect with lead lighting, coved ceiling, picture rail, feature fireplace with a log burning stove, radiator, carpet to floor, crittall style windows and French doors leading to:.

## Kitchen/Diner

17'7" x 15'3"

Double-glazed aluminium bi-folding doors giving access to the rear garden, UPVC double glazed window to rear aspect, coving, picture rails, remote controlled blinds, bespoke shaker style kitchen units comprising of wall and base level units, solid wood worktops, double sink and mixer tap, tiled splashbacks, integrated fridge, duel integrated dishwasher, six size ring burner gas hob and oven with a large extractor above, spotlights, radiator, solid oak flooring.

## Utility Room

7'11" x 6'10"

UPVC double-glazed door and sidelight to rear aspect, shaker-style units comprising of both wall-mounted and base-level, butcher block effect solid wood worktops, under-counter sink with a brush nickel mixer tap, boiler cupboard, space for a washing machine, space for a tumble dryer, space for a fridge/freezer, solid oak flooring.

## Downstairs WC

6'9" x 3'1"

Pedestal wash basin with chrome taps, low-level WC, modern heated towel rail, extractor fan, part-tiled walls, solid oak flooring.

## Office/Bedroom Five

11'10" x 6'10"

UPVC double-glazed window with lead lighting to front aspect, radiator, solid oak flooring.

## First Floor Landing

Carpet to floor, doors to:

## Bedroom One

16'1" x 11'0"

UPVC double-glazed bay windows to front aspect with lead lighting, coved ceiling, picture rails, radiator, carpet to floor.

## En-Suite Shower Room

7'3" > 5'10" x 6'7"

UPVC double-glazed obscured window to front aspect, walk-in shower with drencher head and secondary shower attachment, pedestal wash basin, low-level WC, wall-mounted mirrored cupboard, chrome heated towel rail, extractor fan, fully tiled walls, tiled flooring.

## Walk-in Wardrobe

7'4" x 6'7"

Hanging rails all round, shelving, carpet to floor.

## Bedroom Two

11'5" x 9'9"

UPVC double-glazed window to rear aspect, coving, picture rails, fixed shelves to alcove, radiator, carpet to floor.

## Bedroom Three

10'4" x 6'11"

UPVC double-glazed window to rear aspect, coving, picture rails, radiator, carpet to floor.

## Bedroom Four

8'7" x 6'4"

UPVC double-glazed window with lead lighting to front aspect, coving, picture rails, built-in cupboard, radiator, carpet to floor.

## Four-Piece Family Bathroom

8'4" x 7'4"

Obscured double-glazed window to rear aspect, low-level WC, panelled bath with chrome mixer taps, offset shower, pedestal wash basin with chrome mixer taps, mirrored wall-mounted cupboard, chrome heated towel rail, fully tiled floors.

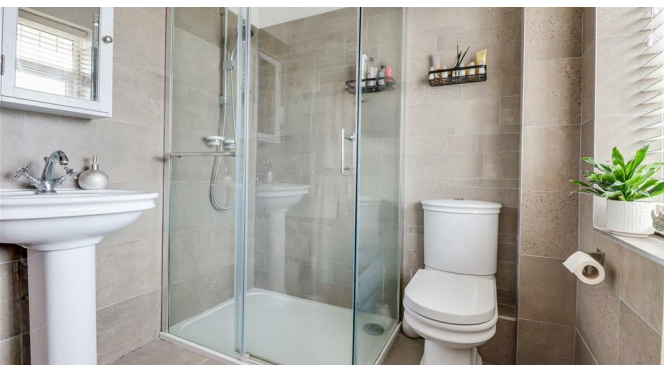
## Rear Garden

49'11" approx

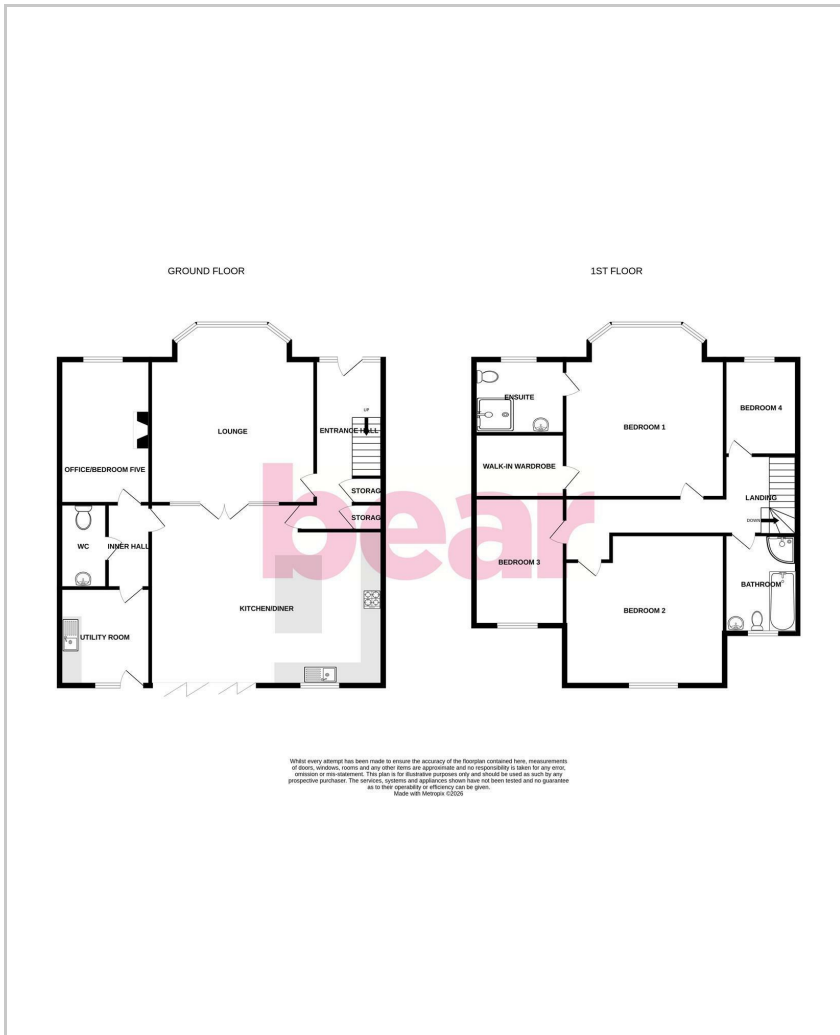
Indian sandstone patio seating area, path leading to a large summerhouse, recently installed fencing all round, side access, security camera, gazebo with remote-controlled lighting.

## Agents Notes:

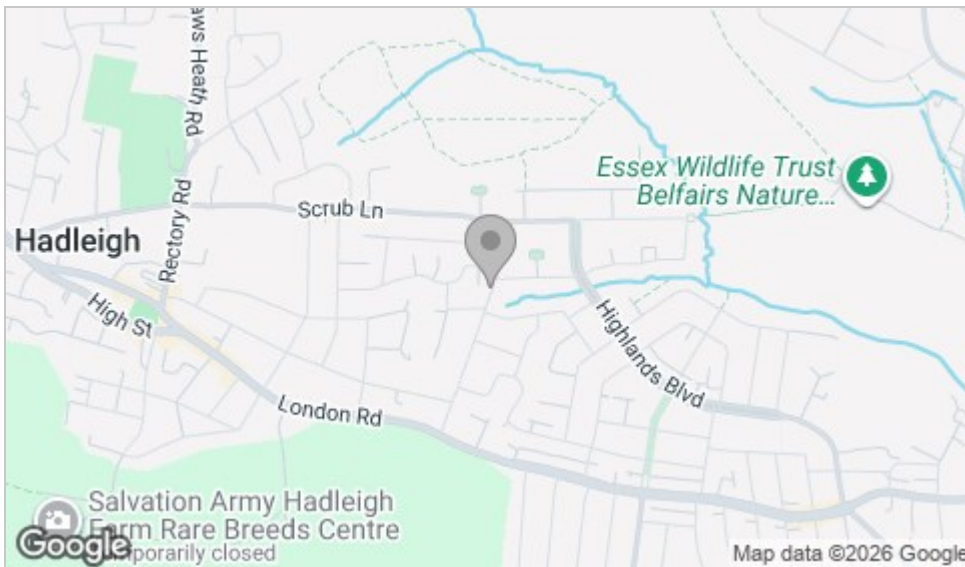
Water filtration system with hot and cold feeds  
Burglar alarm  
Electric blinds  
Bespoke hand-built kitchen  
Newly renovated driveway



# 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

