



\* £350,000 - £375,000 \* BEAUTIFULLY RENOVATED THREE BEDROOM FAMILY HOME \* OPEN PLAN KITCHEN FAMILY ROOM \* SPACIOUS REAR GARDEN WITH BARK PLAY AREA TO THE VERY REAR Located in the charming area of Wood Farm Close, Leigh-on-Sea, this beautiful three-bedroom terraced house is an ideal family home. The property boasts a spacious open plan kitchen and family room, perfect for both entertaining guests and enjoying quality time with loved ones. The fully fitted kitchen comes complete with integrated appliances, making meal preparation a delight. This residence is conveniently located near the vibrant shopping facilities of Leigh Broadway and London Road, providing easy access to a variety of shops, cafes, and amenities. Families will appreciate being within the catchment area for Fairways Primary School and Belfairs Academy, ensuring excellent educational opportunities for children. With it's inviting atmosphere and practical layout, this home is perfect for those seeking a comfortable and convenient lifestyle in a desirable location. Don't miss the chance to make this lovely property your own.

- Beautifully renovated family home
- Open plan kitchen family room
- Spacious rear garden with bark play area to the very rear
- Gorgeous bay-fronted lounge
- Fairways Primary School and Belfairs academy catchment
- Three well-sized bedrooms
- Fully fitted kitchen with integrated appliances
- Modern family bathroom
- Leigh Broadway and London Road shopping facilities close by
- Close to major bus links and Leigh Train Station

## Wood Farm Close

Leigh-On-Sea

**£350,000**

Price Guide





# Wood Farm Close



## Frontage

Wood chipping raised flower beds with a pathway leading to:

## Front Porch

Featuring windows to the front and side, a front entrance door, wood effect laminate flooring.

## Entrance Hallway

11'1" x 9'3"

Brand new composite entrance door to the front with adjacent double glazed windows, smooth ceiling with inset spotlights, carpeted stairs rising to the first floor landing with understairs storage, modern vertical radiator, marble effect tiled flooring.

## Open Plan Kitchen Family Room

### Lounge Area

12'5" x 12'0"

Smooth ceiling with a feature pendant light, double glazed bay window to the front, modern vertical radiator, herringbone wood effect laminate flooring.

### Dining Area

7'1" x 6'7"

Smooth ceiling with three drop down feature pendant lights, double glazed French doors to the rear leading out to the garden, modern vertical radiator, marble effect tiled flooring.

### Kitchen Area

12'7" x 8'0"

Smooth ceiling with inset spotlights, double glazed window to the rear overlooking the garden. White modern kitchen comprising of; wall and base level units with a wooden worktop, inset sink with draining grooves and a mixer tap, integrated oven and grill, four ring induction hob with an extractor fan above, integrated dishwasher, integrated

fridge freezer on a 70/30 split, integrated washing machine, marble effect tiled flooring.

## First Floor Landing

Smooth ceiling with a pendant light, loft access, carpet, doors to all rooms.

## Bedroom One

14'6" x 9'6"

Smooth ceiling with inset spotlights, double glazed bay window to the front, radiator, wood effect laminate flooring.

## Bedroom Two

12'6" x 9'5")

Smooth ceiling with a pendant light, double glazed window to the rear overlooking the garden, radiator, wood effect laminate flooring.

## Bedroom Three

10'7" x 6'0"

Smooth ceiling with a pendant light, double glazed window to the front, radiator, wood effect laminate flooring.

## Family Bathroom

8'2" x 7'4"

Smooth ceiling with inset spotlights, obscured double glazed window to the rear, shower cubicle with a rainfall head, low-level WC, vanity unit wash basin, wall mounted mirrored cupboard. wall mounted chrome heated towel rail, tiled flooring.

## Rear Garden

Commences with a stone patio area with the remainder laid to lawn, seating area perfect for entertaining, wooden storage shed to the very rear, wood chipping play area to the very rear, fencing perimeter, outside tap, outside lighting.

## Agents Notes:

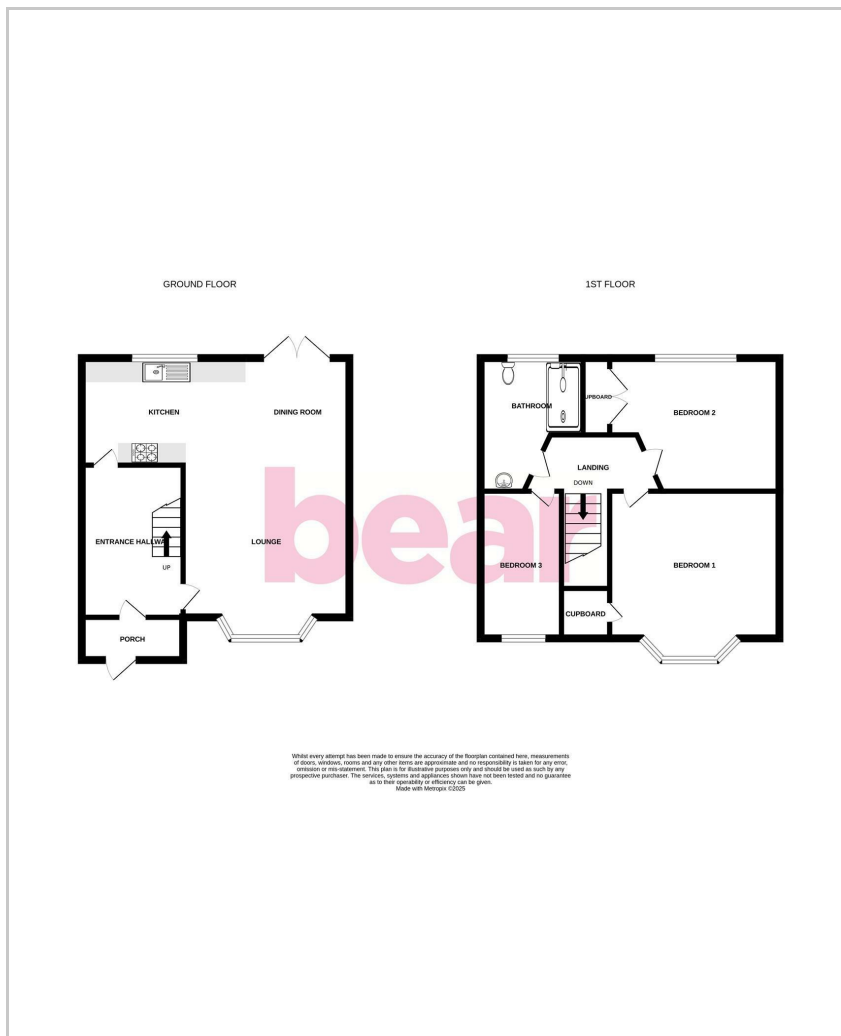
Council tax band: B



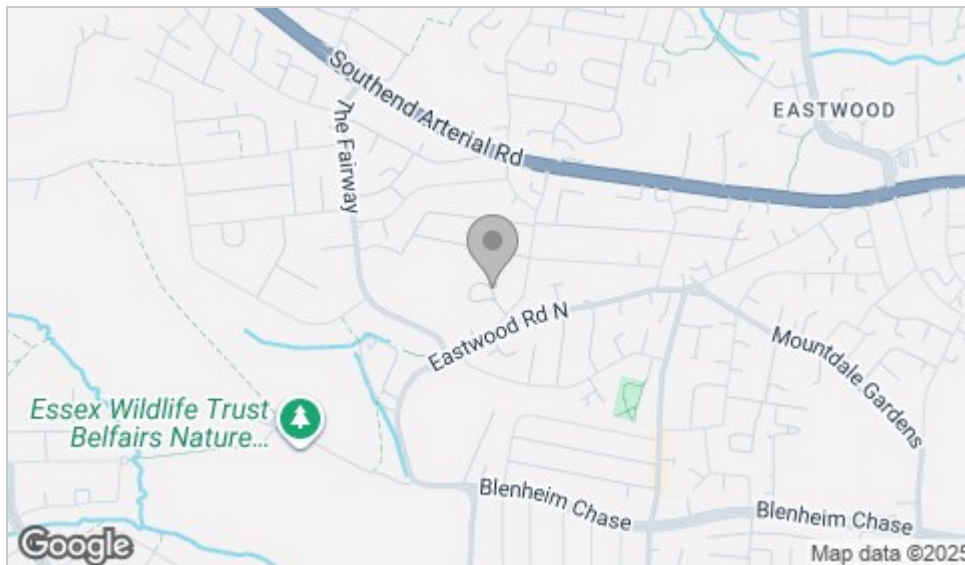




## Floor Plan



## 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

