



\* £675,000- £725,000 \* 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
- Five great size bedrooms
- Ample off-street parking
- Open plan kitchen/diner
- Separate utility room and downstairs WC
- Large West-facing rear garden
- En-Suite and walk-in wardrobe to master bedroom
- Walking distance to Hadleigh High Street, Hadleigh Castle and Country Park
- Leigh-on-Sea train station and Leigh Broadway close by
- Recent extension, refurbishment and redecoration

## Woodfield Road

Benfleet

**£675,000**

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

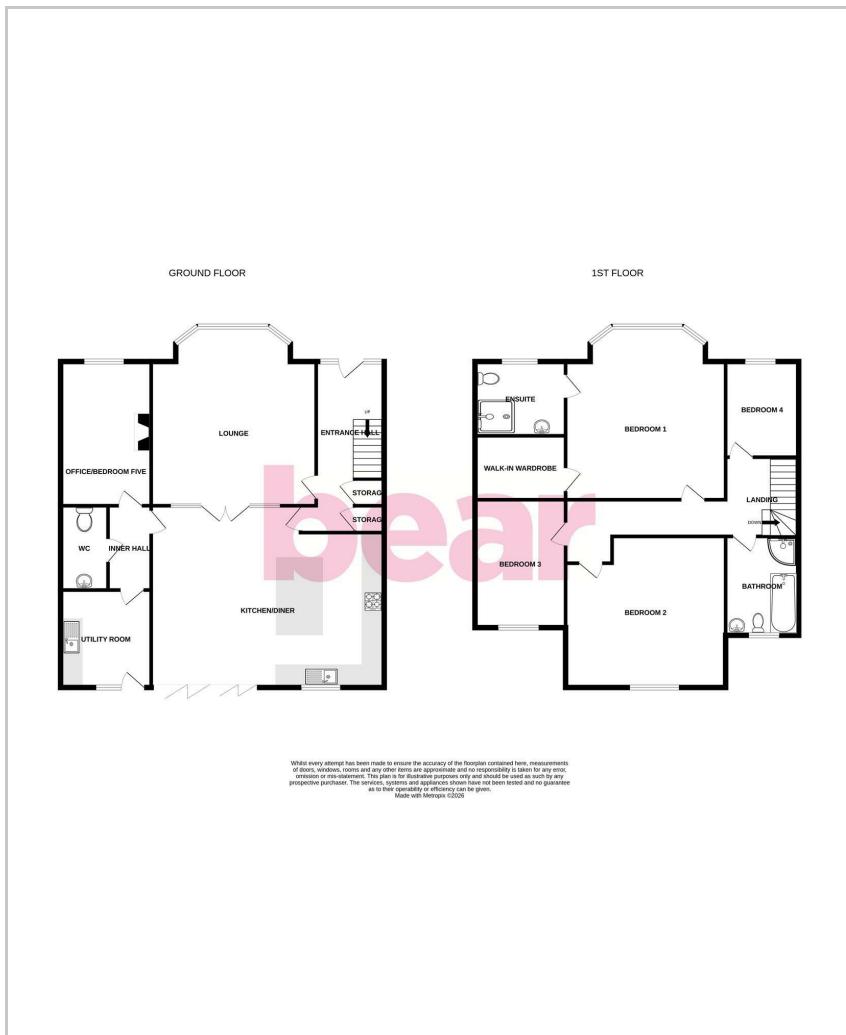
Electric blinds

Bespoke hand-built kitchen

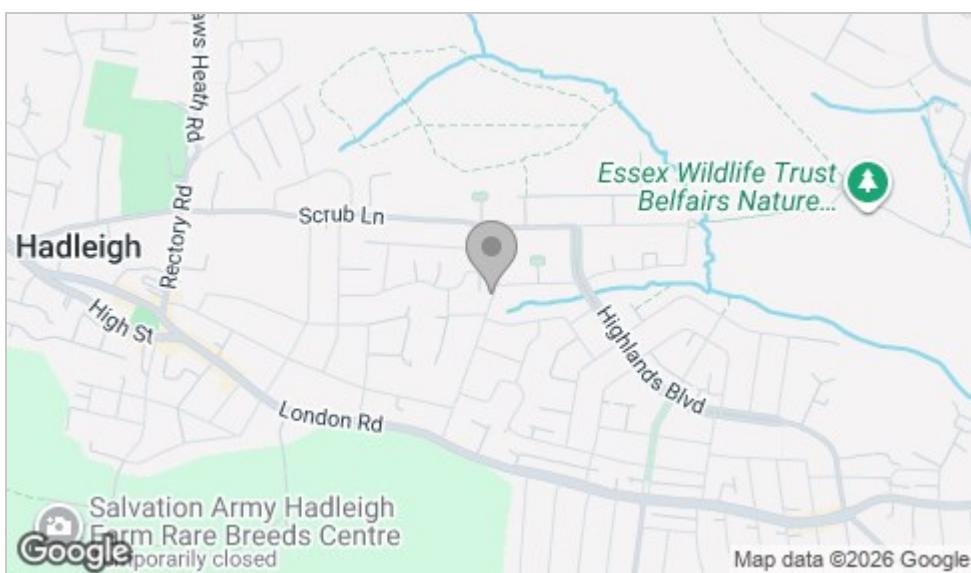
Newly renovated driveway



# 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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

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 <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions		Current	Potential
(92 plus)			
(81-91)			
(69-80)			
(55-68)			
(39-54)			
(21-38)			
(1-20)			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

EU Directive 2002/91/EC

Environmental Impact (CO<sub>2</sub>) Rating

Very environmentally friendly - lower CO<sub>2</sub> emissions

Current Potential

(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<sub>2</sub> emissions

EU Directive 2002/91/EC

England & Wales