



\* £650,000 - £700,000 \* PARKING \* REAR EXTENSION \* KITCHEN-FAMILY ROOM \* FOUR BEDROOMS ALL ON FIRST FLOOR \* SOUTH OF LONDON ROAD NEAR THE BROADWAY/LEIGH ROAD \* WALK TO CHALKWELL STATION \* This stylish home really does tick all the boxes - with a sought after location south of the London Road, a gentle stroll down to Chalkwell Station for commuters, a modern layout with lots of practicalities and a rear extension, it will surely sell quickly! The accommodation is comprised of; a refurbished facade with parking on the front driveway as well as an additional space over the dropped curb, a welcoming entrance hall with storage space and access to the downstairs WC, a gorgeous front lounge with log burning stove, a recently fitted kitchen with an island unit/breakfast bar and a bright rear extension with bifolding doors out to the garden, while upstairs there are four well-proportioned bedrooms and a renovated three-piece family bathroom. Chalkwell Station is a matter of minutes away for London commuters, and so is Leigh Road and the popular Broadway with its shops and restaurants. For schooling, the favoured Chalkwell Hall Schools and Belfairs Academy are within catchment and the grammar schools are only a walk away too. The property has been lovingly restored in recent years and the works undertaken are to a very high standard throughout - Viewings are available now!

- Off-street parking
- Kitchen-family room with an additional reception room
- Four well-proportioned bedrooms all on the first floor
- South of the London Road location, minutes from the Broadway/Leigh Road
- Deceptively spacious home with tonnes of period charm
- Rear extension
- Utility Room and separate downstairs WC
- Renovated three-piece family bathroom
- Walk to Chalkwell Station for London commuters
- High-level finish throughout with modern practicalities

## Woodfield Park Drive

Leigh-On-Sea

**£650,000**

Price Guide



# Woodfield Park Drive



## Parking/Frontage

Hardstanding driveway providing parking for one vehicle plus an additional over the dropped curb, gated side access to garden, tiled overhanging front porch, composite front door with obscured double glazing leading to:

## Entrance Hallway

Carpeted staircase rising to first floor landing with decorative paneling, a storage cupboard and a coat store area, access to the downstairs WC, original cornice, ceiling rose, double radiator, picture rail, dado rail, skirting and wood effect laminate flooring.

## Downstairs W/C

Traditionally styled wall-mounted wash basin with chrome tabs, radiator, WC, partial wall tiling, extractor fan, coving and a tiled floor.

## Kitchen-Family Room

22'11" x 18'0" > 13'2"

A large extended room to the rear of the property with aluminium double glazed bifolding doors leading out to the garden and two double glazed Velux windows above. Shaker style kitchen units both wall-mounted and base level comprising: a four ring burner AEG induction hob with a stainless steel Neff extractor hood over, integrated eye-level microwave, integrated eye-level AEG oven and grill, integrated Bosch dishwasher, pull-out bin drawer, butler sink with chrome filtered water tap, real wooden worktops with tiled splashbacks, island unit with three-seater breakfast bar and extra storage cupboards, access to utility room, spotlighting, column style radiator, underfloor heating within the rear extension, feature pendant lighting, coving, skirting and wood effect laminate flooring.

## Utility Room

White gloss wall-mounted and base level units comprising; stainless steel sink with drainer and chrome mixer tap, wood effect laminate worktops with a tiled splashback, broom cupboard, space for fridge/freezer, space for washing machine, extractor fan, coving and wood effect laminate flooring.

## Front Lounge

16'9" x 12'11"

New UPVC double glazed bay fronted window with bespoke shutter blinds, original ceiling rose and cornice, feature log burning stove with decorative surround and brick hearth, radiator, picture rail, skirting and wood effect laminate flooring.

## First Floor Landing

Loft access, skirting, carpet and doors to all rooms.

## Bedroom One

14'4" x 11'6"

UPVC double glazed bay fronted window with bespoke shutter blinds, a large run of fitted wardrobes, radiator, skirting and carpet.

## Bedroom Two

11'1" x 8'11"

UPVC double glazed rear window, radiator, picture rail, skirting and carpet.

## Bedroom Three

10'0" x 7'10"

UPVC double glazed rear window, recess perfect as wardrobe space, radiator, picture rail, skirting and carpet.

## Bedroom Four

9'1" x 7'1"

Oriel UPVC double glazed window to front aspect with bespoke shutter blinds, radiator, picture rail, skirting and carpet.

## Three-Piece Family Bathroom

8'0" x 6'3"

An obscured UPVC double glazed side window, tiled bath area with inset shelving, drencher head and a secondary shower attachment, matt black towel radiator, combined vanity unit with wash basin and WC, wall-mounted mirrored cupboard, partial wall tiling, extractor fan, spotlighting and a tiled floor.

## Rear Garden

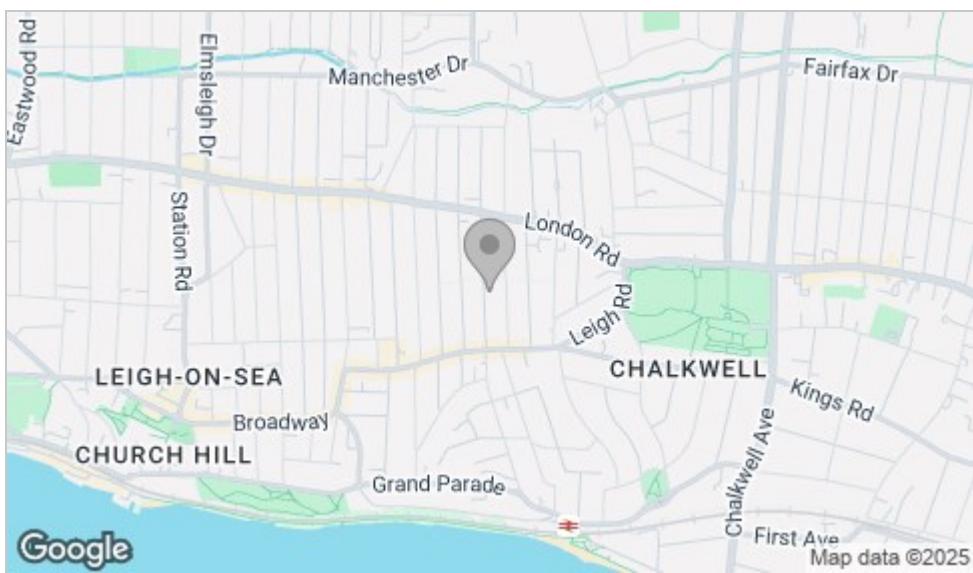
Commences with paving while the remainder is mostly laid to lawn, there are mature planting borders to left and right with a rear paved seating area and pergola. The garden is fenced and there is side access to the front of the property with a shed to remain.



# 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		88
(69-80)	C		73
(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		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	