



# FOR SALE

**Woodcote Road,  
Leigh-On-Sea SS9 3NP**

**Offers In Excess Of £615,000   Freehold   Council Tax Band - E   1261.00 sq ft**

- Semi-Detached Four Bedroom Family Home
- Fitted Kitchen With Integrated Appliances
- Two Reception Rooms
- Potential To Extend To The Rear & Loft (STPP)
- Short Distance To Chalkwell Park
- Driveway With Space For One Vehicle
- Attached Garage
- Walking Distance To Chalkwell Station
- Large Rear Garden With Workshop
- No Onward Chain

Selling & letting all types of property in Chalkwell,  
Westcliff, Leigh, Southend and the surrounding areas.

**appointmoor**



## Description

**\*\*MOTIVATED SELLERS\*\*NO ONWARD CHAIN\*\***

Welcome to Woodcote Road in Leigh-On-Sea, this delightful semi-detached house offers a perfect blend of space, comfort, and convenience. With two inviting reception rooms, with four cosy bedrooms, there's plenty of room for the whole family to relax and recharge. The property boasts a well-appointed bathroom, ensuring convenience for all residents. The heart of this home is the fitted kitchen, complete with integrated appliances and a stylish breakfast bar.

Outside, a large rear garden awaits, providing a serene escape from the hustle and bustle of daily life. Additionally, a workshop offers space for hobbies or DIY projects, adding a

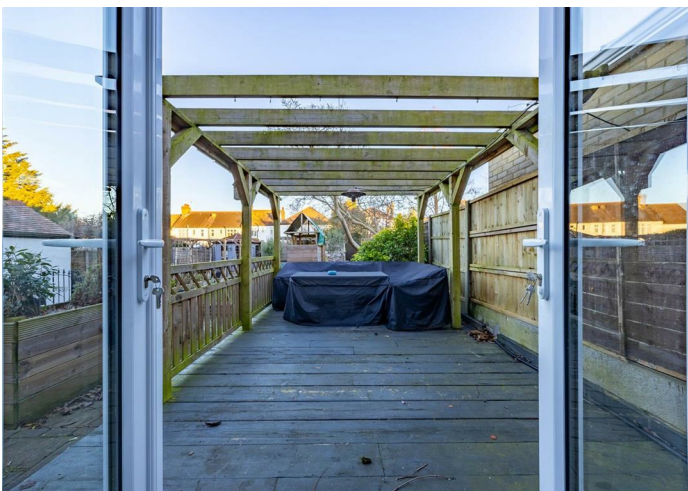
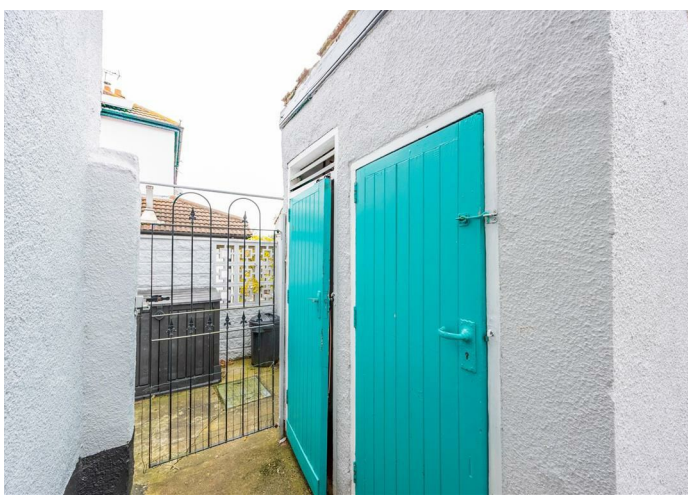
touch of versatility to the property.

Conveniently located within walking distance of Chalkwell Station taking you directly into the city, Chalkwell Park, and the vibrant Leigh Broadway, this home offers easy access to transportation, green spaces, and a variety of amenities.

Don't miss the opportunity to make this 1930s gem your own - with 1,261 sq ft of living space and parking, this property is a rare find that combines character with modern comforts.







### **Entrance Porch**

Wooden entrance door to front aspect, tiled flooring, double glazed windows to front and side aspect, entrance door to main hallway.

### **Hallway**

18'6 x 5'5 (5.64m x 1.65m)

Laminate flooring, radiator, ceiling rose, pendant lighting.

### **Lounge**

18'3 x 13'8 (5.56m x 4.17m)

Original wooden floor boards, radiator, double glazed bay window to front aspect with fitted shutter blinds, feature glass stained window to side aspect, wooden panelled walls with plate racks, feature fireplace with electric fire and tiled hearth, ceiling rose, pendant lighting.

### **Kitchen**

18'4 x 7'10 (5.59m x 2.39m)

Tiled flooring, heated towel rail, double glazed window to rear aspect, double glazed door to rear aspect, base and wall units, rolltop worksurface incorporating ceramic sink and drainer with mixer tap, breakfast bar area, space for range cooker with extractor over, integrated fridge/freezer, integrated dishwasher, integrated washing machine, tiled splashback, display cabinets with wine racks, door leading to larder/pantry spanning across under stair space providing perfect room for amble kitchen equipment, undercounter lighting, spotlight lighting.

### **Dining Room**

11'9 x 14'3 (3.58m x 4.34m)

Laminate flooring, radiator, double glazed window to front aspect with fitted shutter blinds, double glazed French doors to rear aspect, feature fireplace with wooden surround & tiled hearth (gas pipe available should you wish to connect it), ceiling rose, pendant lighting.

### **Landing**

Carpet flooring, radiator, airing cupboard housing boiler, loft hatch, pendant lighting.

### **Bedroom 1**

15'4 x 13'8 (4.67m x 4.17m)

Laminate flooring, radiator, double glazed bay window to front aspect with fitted shutter blinds, pendant lighting.

### **Bedroom 2**

11'9 x 14'5 (3.58m x 4.39m)

Original wooden floorboards, radiator, double glazed window to rear aspect, double glazed window to front with fitted shutter blinds, pendant lighting.

### **Bedroom 3**

9'2 x 7'8 (2.79m x 2.34m)

Laminate flooring, radiator, double glazed window to rear aspect, pendant lighting.

### **Bathroom**

Tiled flooring, heated towel rail, double glazed obscure window to rear aspect, panelled bath with shower system over, hand basin, pendant lighting.

### **Seperate W/C**

Original wooden floorboards, double glazed obscure window to rear aspect, W/C, partially tiled walls, pendant lighting.

### **Bedroom 4**

6'2 x 8 (1.88m x 2.44m)

Laminate flooring, radiator, double glazed window to front aspect with fitted shutter blinds, pendant lighting.

### **Rear Garden**

Tiled path leading to rear, raised decked area, laid lawn, patio seating area, summerhouse, brick built storage units, access to garage, outside tap, outside lighting, outside W/C.

### **Garage**

Up and over door, power & lighting.

### **Detached Workshop**

Power & lighting.

### **Front Of Property & Parking**

Concrete pathway leading to entrance, laid lawn, shrubs and mature trees. Parking for one vehicle on driveway.

### **School Catchments**

Chalkwell Hall Infant School

0.1 miles

Westcliff High School for Boys Academy

0.37 miles

Westcliff High School for Girls

0.37 miles

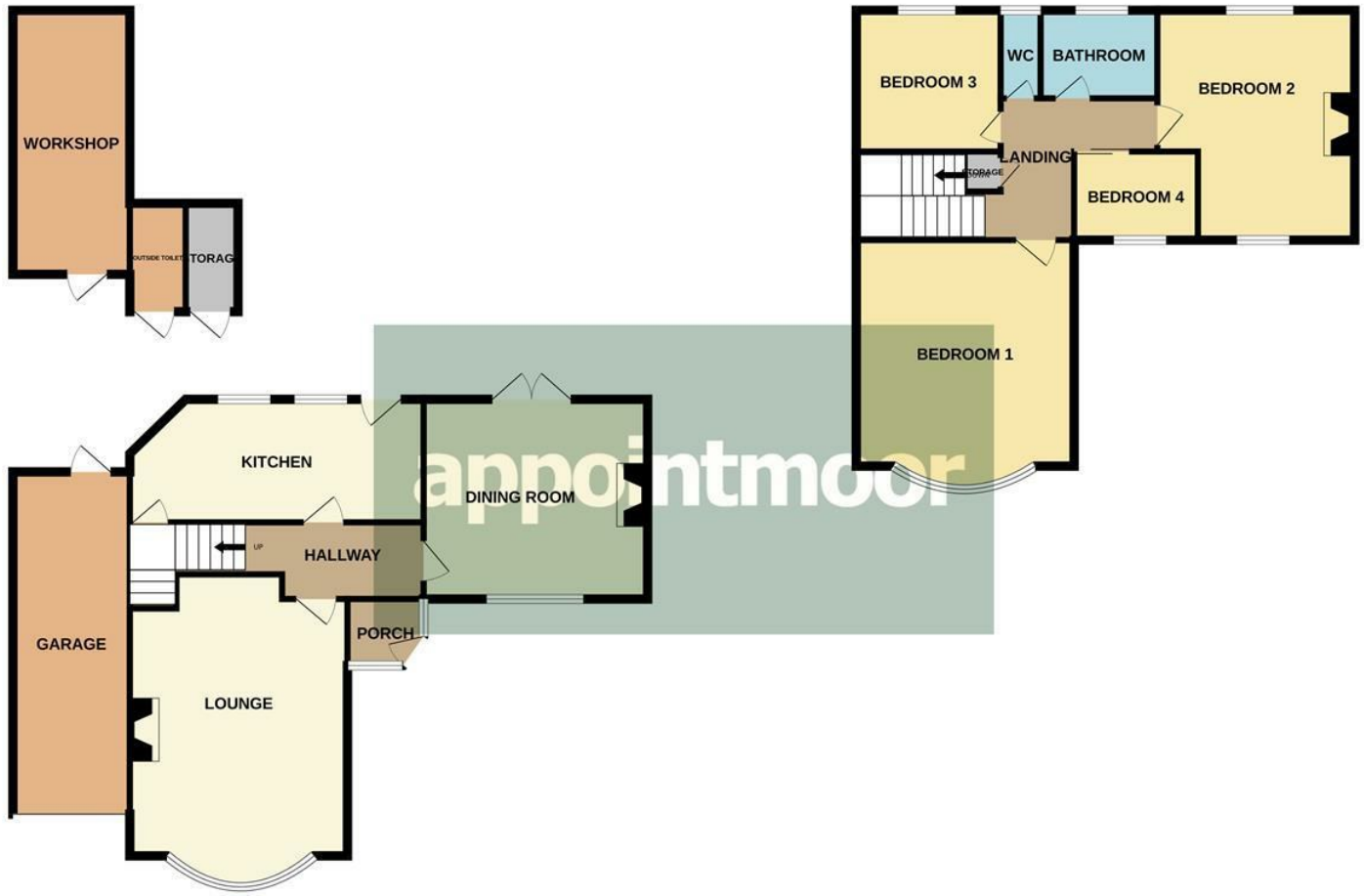






GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	60	
(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

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**Appointmoor Sales** 72 The Ridgeway,  
Chalkwell, Westcliff-on-Sea, Essex, SS0 8NU  
T. 01702 719966 W. [appointmoor.co.uk](https://appointmoor.co.uk)