



FOR SALE

**Woodlands Park,
Leigh-On-Sea SS9 3TY**

£795,000 Freehold

- Detached House
- 3 Bedrooms
- 3 Reception Rooms
- Study/Bedroom 4
- Bright Kitchen Diner
- Garage & Off Street Parking
- South Facing Rear Garden
- Electric Sun Blind to Rear
- Moments from Belfairs Woods
- Potential to Extend STPP

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

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Description

Fantastic detached family home in a popular residential North Leigh area, set in a quiet road just moments from Belfairs Woods. This impressive property has spacious bright rooms throughout including 3 reception rooms to the ground floor plus kitchen diner, study which could be bedroom 4 and a cloakroom. To the first floor are three bedrooms and a four piece

bathroom with underfloor heating. Externally there is a detached garage with power, paved driveway affording off street parking for several vehicles and a stunning, beautifully kept south facing rear garden which has a patio with sun blind and immaculate lawn & mature shrubbery. With enormous potential to extend (STPP) viewing is highly advised.

Entrance

Large paved driveway offering ample parking for several vehicles, mature shrubbery and brick wall. Leading to front door into entrance hallway with laminate flooring, under stair storage cupboard, double glazed lead light window to front and doors to rooms.

Lounge

Lounge to front aspect with double glazed lead light window, laminate floor, coving and decorative fireplace. Double doors to family room.

Family Room

Great size reception room to rear aspect with double glazed French doors out to rear garden. Laminate floor, coving and doors to kitchen and dining rooms.

Dining Room

Dining room to rear aspect with double glazed bay window, laminate floor and coving. Door to study.

Study/Bedroom 4

Study to front aspect which could be used as a fourth bedroom. Double glazed lead light window, fitted cupboards and shelving, fitted carpet and coving.

Kitchen

Spacious kitchen diner with tiled floor, inset spotlights, double glazed window to side and double glazed sliding doors out to rear garden. The kitchen has a range of wall and base units with rolled edge work surface and tiled splashbacks. Integrated double oven and induction hob and space for fridge freezer, dishwasher and washing machine.

WC

Two piece cloakroom comprising of WC and wash hand basin.

First Floor

Stairs to first floor landing with fitted carpet and double glazed lead light window to side. Doors to all rooms.

Bedroom 1

Bedroom to front aspect with double glazed lead light window, fitted carpet, coving and large fitted wardrobes with sliding doors.

Bedroom 2

Bedroom to rear aspect with double glazed window, wash hand basin, fitted carpet and coving.

Bedroom 3

Bedroom to rear aspect with double glazed window, fitted carpet, coving, wash hand basin and fitted wardrobes.

Bathroom

Four piece bathroom comprising of bath, shower cubicle with curved glazed door, WC and vanity wash hand basin. Tiled floor with underfloor heating, two double glazed lead light windows to side aspect and tiled walls.

Rear Garden

Beautifully kept landscaped south facing rear garden commencing with patio area complete with electric sun blind, lawn and mature shrubbery and trees.

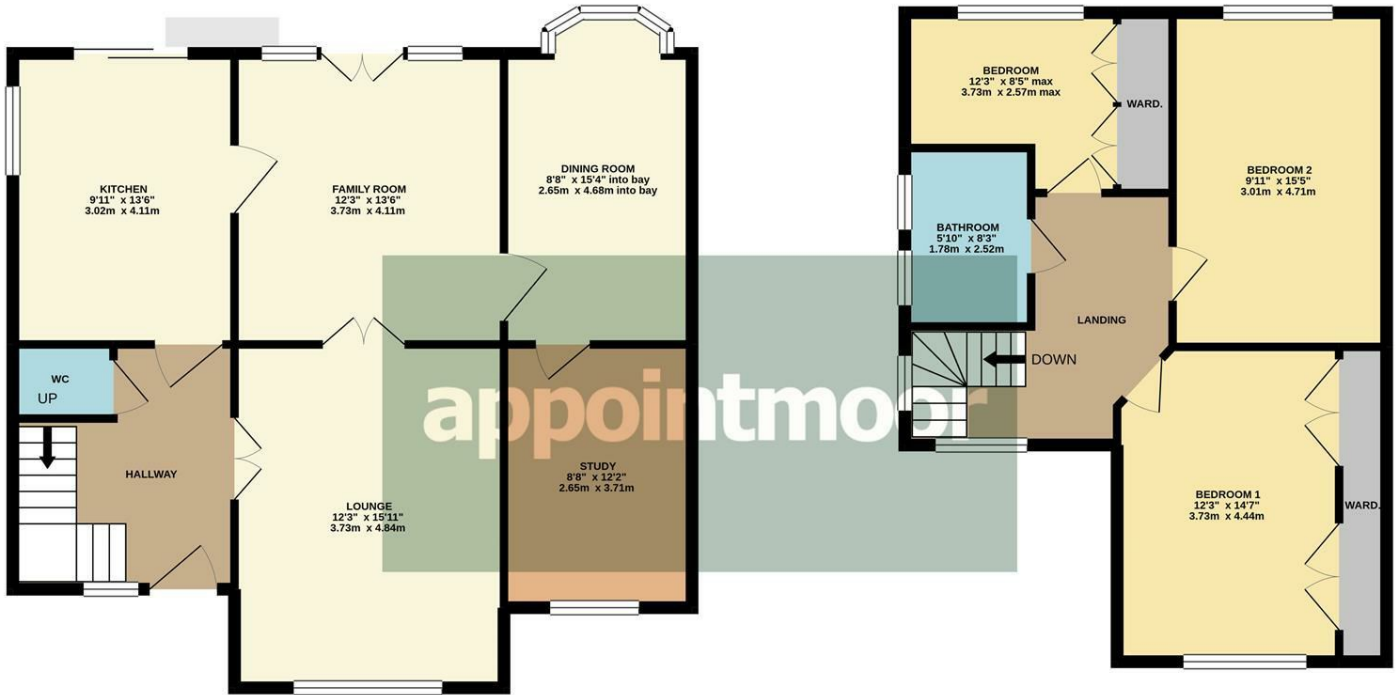
Garage & Parking

Detached garage to side aspect complete with electricity. Paved frontage offering off street parking for several vehicles.



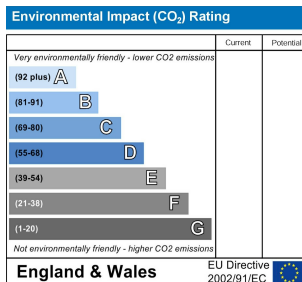
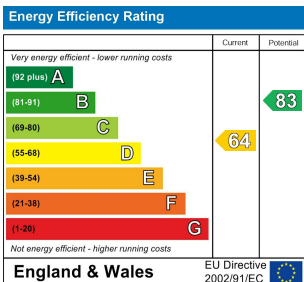
GROUND FLOOR
851 sq.ft. (79.1 sq.m.) approx.

1ST FLOOR
570 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA : 1421 sq.ft. (132.0 sq.m.) approx.

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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