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## **Woodfield Gardens, Leigh-On-Sea Offers invited £900,000**

Aspire Estate Agents are delighted to present this charming five-bedroom semi-detached character home for sale, located in one of Leigh's most coveted streets just off Grand Parade. With NO ONWARD CHAIN, this exquisite property is within walking distance of the extensive shops, bars, and restaurants along Leigh Road and Broadway, as well as a short stroll from the beach and the mainline station, providing direct access to London Fenchurch Street.

The home features a spacious and inviting entrance hall, a ground floor cloakroom, a south-facing lounge with an open fire, and a delightful open-plan kitchen, dining, and family area at the rear overlooking the garden. The first and second floors boast five well-appointed bedrooms, with the top-floor master offering estuary views, an en-suite shower room, and a walk-in closet. Additionally, a large four-piece family bathroom is located on the first floor.

Externally, the property includes a fantastic rear garden arranged over two levels, providing an ideal space for outdoor dining and entertainment. The front features a block-paved driveway, offering off-street parking for several vehicles.

Nestled in Woodfield Gardens, a tranquil cul-de-sac in the heart of Leigh-on-Sea, this appealing residence enjoys a prime location close to amenities, including the nearby seafront and mainline railway station for commuters. Also within a brief walk is Leigh's trendy Broadway, with its variety of bars, cafes, restaurants, and popular boutiques.

## Accommodation Description:

Upon entering the property through the hardwood part glazed entrance door, you find yourself in a remarkable entrance hall measuring 18'11 x 12'1 (max). This inviting space features wood flooring, a staircase leading to the first-floor landing with an under stairs storage cupboard, coved cornice to the ceiling with inset spotlighting, part panelled walls, power points, a radiator, and glazed double doors leading to the kitchen. Additionally, there are doors to the cloakroom and lounge.

The guest cloakroom is equipped with a two-piece suite, including a low-level WC and a wall-mounted washbasin with a mixer tap. The space boasts part panelled walls, wood flooring, a smooth plastered ceiling with inset spotlighting.

The lounge, measuring 16'4 x 15'3 (into bay), features a double-glazed bay window to the front aspect with fitted plantation shutters. The room is carpeted, with power points, coved cornice to the ceiling with a central ceiling rose, and a feature open fire with an attractive surround. There are also two radiators.

The kitchen/family room, spanning 23'6 x 17', is a fantastic open-plan area with double-glazed windows to the rear aspect and additional double-glazed French doors leading to the rear garden. The kitchen is well-equipped with a single sink unit with a mixer tap, set into a range of square edge work surfaces. The space includes a central island, smooth plastered ceiling with inset spotlighting, and two radiators. A door leads to the utility room, measuring 7'11 x 4'11, which is fitted with a range of square edge work surfaces and includes space and plumbing for a washing machine and tumble dryer.

Moving to the first-floor landing, which is carpeted, there are stairs leading to the second-floor landing and doors to various rooms.

Bedroom Two, measuring 17'1 x 12', features double glazed windows to the rear and side aspects, carpeted flooring, power points, a range of fitted wardrobes, and a radiator.

Bedroom Three, measuring 15'4 (into bay) x 12'2, has a double-glazed bay window to the front aspect with fitted plantation shutters. The room is carpeted, with power points, coved cornice to the smooth plastered ceiling, and an extensive range of fitted floor-to-ceiling wardrobes. Additionally, there is a radiator.

Bedroom Four, measuring 11'7 x 7'1, features a double-glazed window to the front aspect, carpeted flooring, power points, a smooth plastered ceiling, and a radiator.

Bedroom Five/Study, measuring 8'2 x 5'11, includes a double-glazed obscure window to the side aspect, carpeted flooring, power points, a smooth plastered ceiling, and a radiator.

The family bathroom, measuring 11'5 x 8'5, is a generous-sized space with a feature glass brick window to the rear aspect. It includes a modern four-piece white suite comprising a bath with a mixer tap, low-level WC, fully tiled shower cubicle, and a half pedestal washbasin. The room is tiled, with a smooth plastered ceiling and inset spotlighting, as well as a heated towel rail.

Moving to the second-floor landing, which includes a Velux window to the front aspect and is carpeted, there is a door leading to the master bedroom.

The master bedroom, measuring 14'6 x 12'5, features four Velux windows to the rear and front aspects, offering fabulous rooftop estuary views. The room is carpeted, with power points, built-in eaves storage cupboard and matching integrated drawers, and a radiator. There is also a door leading to the walk-in closet, measuring 6'3 x 5'4, which includes a Velux window, ample hanging space, carpeted flooring, and a smooth plastered ceiling. The en suite shower room, measuring 7'9 x 2'11, includes two Velux windows and a two-piece white suite comprising a fully tiled shower cubicle, low-level WC, and a wall-mounted washbasin. The room features a smooth plastered ceiling and a radiator.

## Externally:

### Rear Garden:

The property boasts a fabulous rear garden starting with an attractive paved patio area to the immediate rear, featuring raised flower beds and ample space for outdoor dining and entertaining. Steps lead up to an area laid with artificial lawn and further raised beds. There is another matching paved patio area to the extreme rear, providing space for sofas and loungers. The garden includes a garden shed, outside lighting, an external tap, and side access leading to the front of the property.

### Front Garden:

The front of the property is block paved, providing off-street parking for several vehicles.



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		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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