

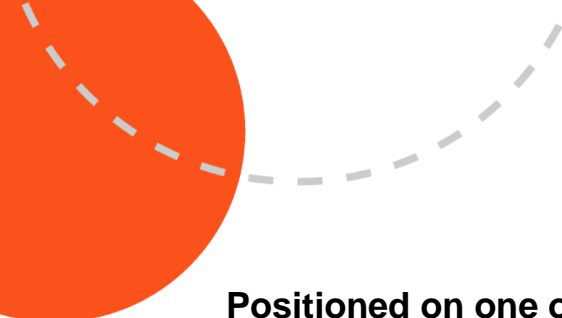


Woodlands Park, Leigh-On-Sea, Essex, SS9 3TP

4 double bed detached house / Offers In Excess Of £850,000 / t. 01702 555888







Positioned on one of Leigh-On-Sea's most prestigious turning's, this substantial and extended **four double bedroom** detached home offers a rare opportunity to create your perfect family residence. Offered with no onward chain, the property boasts generous and versatile living space including ample receptions rooms, a spacious kitchen/breakfast room, utility, bar and ground floor w.c together with excellent size bedrooms, a five piece family bathroom suite and further w.c to the first floor. Outside there is a lovely established rear garden, garage and off street parking for numerous vehicles via sweep in and out driveway. While some general modernisation is required, the property has been competitively priced to reflect its potential.

Situated in the highly regarded 'Woodlands Park', this home is just a short stroll from Belfair's Woods and Golf Course and close to a range of local amenities, shops, and supermarkets. Leigh-on-Sea mainline station—offering direct services to London Fenchurch Street—is also just a short drive away. Families will appreciate the excellent local schooling, with the property falling within the catchments for Westleigh Primary and Belfair's Academy. Don't miss this fantastic opportunity, contact us today to arrange your viewing!

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A space to call home.

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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Highlights

- / Substantial & Extended Four Double Bedroom Detached Residence**
- / No Onward Chain**
- / Rare Opportunity To Create Your Perfect Family Home**
- / Approximately 2500 Square Foot Of Accommodation**
- / Versatile & Spacious Receptions Rooms**
- / Large Kitchen/Diner**
- / Bar**
- / Ground Floor W.C**
- / Five Piece Family Bathroom Suite & Further W.C**
- / Lovely Established Rear Garden**
- / Garage**
- / Off Street Parking For Numerous Vehicles Via Sweep In & Out Drive**
- / Walking Distance To Woods**
- / Westleigh Primary & Belfair's Academy School Catchments**
- / Easy Access To Leigh Station**
- / Viewings Advised**

Solid wood entrance doors opening to:

Entrance Porch \ Power points, entrance door with obscure glazed inserts opening to:

Entrance Hall 17'6 x 13'7 'L' Shaped Maximum Measurements \ Fitted carpet, storage cupboard housing alarm keypad, radiator, power points, stairs with timber balustrade leading to first floor, wall light point, doors to accommodation off.

Lounge/Family Room 31'1 Max x 22'11 \ Large open plan and versatile reception areas. Having fitted carpet, power points, T.V points, radiators, underfloor heating, wall light points, windows to front and side, further double glazed window to rear with double glazed sliding patio doors adjacent leading to garden, door to and from kitchen, feature brick fireplace, fitted storage units.

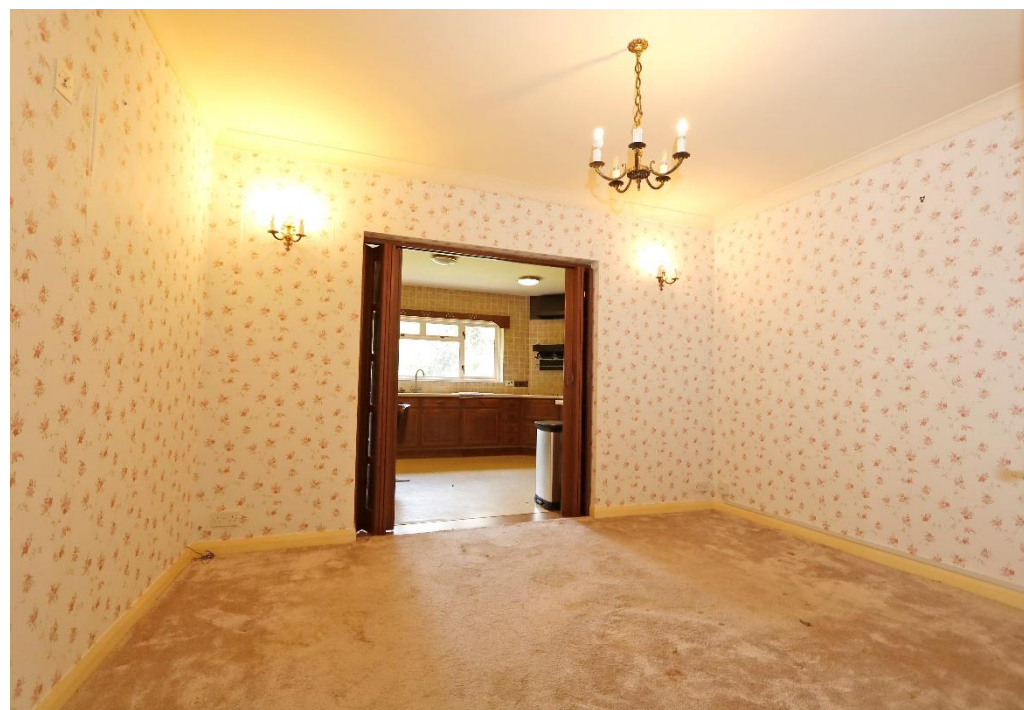
Dining Room 12'10 x 10'10 \ Fitted carpet, power points, radiators, T.V point, wall light points, doors to:

Kitchen/Breakfast Room 16'4 x 12' \ Double bowl sink with moulded drainer inset into roll edge worktops with cupboards and drawers beneath and matching eye level units, integrated oven, inset four ring hob with grill and extractor above, breakfast bar facility, tiled walls, T.V point, power points, under cupboard lighting, double glazed window to rear, door to:

Utility Room 24' x 6'1 \ Sink and drainer unit inset into roll edge worktops, ample storage units, door to rear leading to garden and further door to front leading to sideway and garage, tiled walls, two radiators, power points.

Bar 10'11 x 9'4 Max \ (ideal to convert to study). Windows to front, fitted car, built in bar and storage, power points, inset spotlights.

Ground Floor W.C \ Two piece suite comprising push button w.c, wash basin, half tiled walls, obscure window to side.



Landing 21'5 x 6'7 Increasing To 8'6 \ Fitted carpet, window to front, power points, loft access hatch, doors to accommodation off.

Bedroom One 17'11 x 11'7 \ Windows to front and rear, fitted carpet, power points, T.V point, fitted wardrobes, radiator, wall light points.

Bedroom Two 12'11 x 10'11 \ Window to rear, fitted carpet, power points, radiator, T.V point, walk in wardrobe with fitted carpet and further window to side.

Bedroom Three 12'2 x 10'11 \ Window to rear, fitted carpet, radiator, power points, T.V point.

Bedroom Four 14'6 Into Wardrobe Depth x 8'5 Plus Recess \ Double glazed window to front, fitted carpet, fitted wardrobes, power points, T.V point, radiator.

Bathroom 13'3 x 10'5 \ Five piece suite comprising large corner panelled bath, shower cubicle with shower over, bidet, low flush w.c, his and hers vanity wash basins with storage below, obscure windows to side, large storage cupboard, tiled walls.

Separate W.C \ Two piece suite comprising low flush w.c, wash basin, window to front, wall light point.

Rear Garden \ The property benefits from this lovely established rear garden commencing with area laid to patio whilst the remainder is mainly laid to established lawn flower beds, shrubs and trees surrounding, timber shed, outhouse housing outside toilet, outside taps, side access to front.

Front Garden \ Large sweep in and out driveway providing off street parking for numerous vehicles with central lawn and retaining brick wall, further lawn adjacent.

Garage 17'11 x 14'2 \ Personal doors to hallway and sideway, electric up and over door to front, power and light connected.









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We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them.

Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

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