



FOR SALE

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

Offers In Excess Of £775,000 Freehold Council Tax Band -

- Semi-Detached Four Bedroom Home
- Four Double Bedrooms
- Large West Facing Rear Garden
- Two Reception Rooms
- Utility Room
- Garage Space
- Large Fitted Kitchen With Integrated Appliances
- Close To Local Amenities
- Central Leigh-On-Sea
- High Ceilings

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

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Description

Deceptively spacious four bedroom semi-detached family home in Leigh-On-Sea. Greeting you with a fantastically sized entrance hall, two reception rooms, an extended kitchen with integrated appliance also including separate utility space, four double bedrooms, family bathroom and shower room. With an endless amount of potential you also have an exceptionally wide west facing rear garden with patio space perfect for entertaining the family, a driveway with parking for two vehicles and a garage for some extra storage space!

Woodcote Road offers some great original character with high ceilings

making the property spacious and airy throughout, original fireplaces, cornicing, ceilings roses and a great amount of bay windows throughout the property.

Located on a quiet cul-de-sac this beautiful home is situated just a short distance from Leigh Broadway where you have a wide range of independent shops and restaurants, within a short 5 minute walk from Chalkwell Park where all the family can enjoy spending time together in the hotter months and close to Chalkwell Station where you have direct access into London Fenchurch Street. Viewings are highly advised for this property!

Porch

Double glazed door to entrance, tiled flooring, double glazed window to front aspect, pendant lighting.

Entrance

Wooden door to entrance, double glazed obscure window to front aspect, carpet flooring, radiator, storage cupboard, pendant lighting.

Lounge

Carpet flooring, radiator, double glazed bay window to front aspect, feature fireplace, cornice, ceiling rose, pendant lighting.

Dining Room

Carpet flooring, radiator, double glazed sliding door to rear aspect, feature fireplace, cornice, ceiling rose, pendant lighting.

W/C

Laminate flooring, tiled walls, hand basin, W/C, wall mounted lighting.

Kitchen

Wooden flooring, radiator, double glazed door to rear aspect, double glazed windows to rear aspect, base & wall units, rolltop work surface incorporating sink & drainer, 4 point gas hob with extractor over, integrated dishwasher, integrated oven & grill, integrated microwave, ceiling mounted lighting.

Utility Room

Wooden flooring, double glazed obscure door to side aspect, double glazed window to rear aspect, base & wall units, rolltop work surface incorporating sink & drainer, space & plumbing for washing machine, space for tumble dryer, ceiling mounted lighting.

Landing

Carpet flooring, loft access, picture rail, pendant lighting.

Bedroom 1

Carpet flooring, radiator, double glazed bay window to front aspect, cornice, pendant lighting.

Bedroom 2

Carpet flooring, radiator, double glazed window to rear aspect, storage cupboard, picture rail, pendant lighting.

Shower Room

Laminate flooring, heated towel rail, double glazed obscure bay window to front aspect, shower cubicle, hand basin with fitted storage, W/C, spotlight lighting.

Bedroom 3

Carpet flooring, radiator, double glazed bay window to front aspect, pendant lighting.

Bedroom 4

Carpet flooring, radiator, double glazed window to rear aspect, fitted wardrobes, pendant lighting.

Bathroom

Laminate flooring, heated towel rail, double glazed obscure window to rear aspect, corner bath, hand basin with storage under, W/C, spotlight lighting.

Garage

Up and over door, concrete flooring, shelving, power & lighting.

Rear Garden

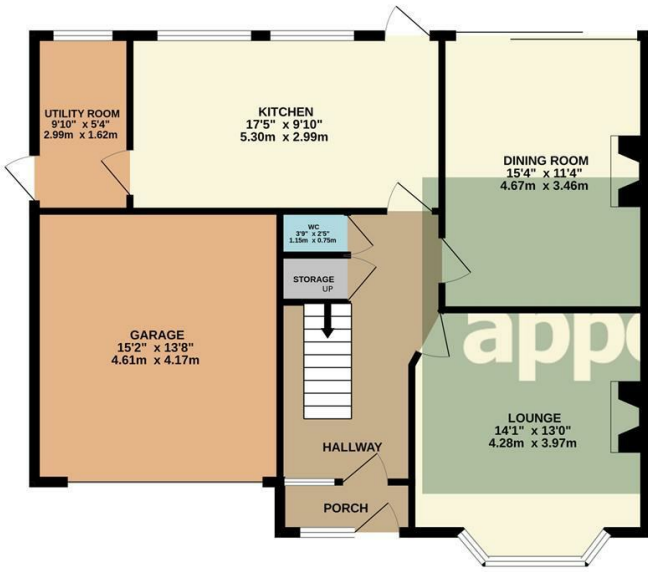
Crazy paved patio area, laid lawn, shrubs and flowerbeds, mature trees.

Front Of Property & Parking

Crazy paved driveway with parking for 2 vehicles, laid lawn, shrubs and flowerbeds.



GROUND FLOOR
905 sq.ft. (84.1 sq.m.) approx.



1ST FLOOR
903 sq.ft. (83.9 sq.m.) approx.



TOTAL FLOOR AREA : 1809 sq.ft. (168.0 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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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	57	76





Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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