



* £675,000 - £725,000 * HUGE POTENTIAL TO EXTEND TO REAR STP * TWO RECEPTION ROOMS * DRIVEWAY AND ATTACHED GARAGE * SOUGHT AFTER LOCATION * A tremendous character home that sits on a great size plot boasting a bay fronted lounge, a fitted kitchen breakfast room and a separate dining room. This imposing family house also has a beautiful rear garden which offers a raised decking area ideal for entertaining, further seating areas, and a workshop with power and light. Located on a very popular road, this property is within walking distance of the fashionable Leigh Broadway shopping facilities, Chalkwell Station and the Beachfront.

- Large character home
- Fitted kitchen breakfast room
- Driveway, front garden and attached garage
- Generously sized bay fronted master bedroom
- Short walk to Chalkwell Park, Beach and Station
- Four bedrooms, two reception rooms
- Large rear garden with workshop
- Front porch and welcoming hallway
- Exciting potential to extend to rear and in roof STP
- Leigh Broadway very close by

Woodcote Road

Leigh-On-Sea

£675,000

Price Guide



Woodcote Road



Frontage

Driveway for one large vehicle with potential for further parking, mainly attractive front garden area, path to:

Front Porch

4'10" x 4'3"

Wooden entrance door to front, double glazed windows to front and side, tiled floor, entrance door to:

Entrance Hallway

9'9" x 5'11"

Smooth coved ceiling with ceiling rose, carpeted stairs to first floor, radiator, laminate flooring, door to:

Lounge

18'4" into bay x 13'9"

Coved ceiling with ceiling rose, pendant light, double glazed bay windows to front with fitted shutter blinds, radiator, feature stained glass window to side, wood panelled walls with plate racks, feature arched recess area, feature fireplace with electric fire and tiled hearth, original wooden floorboards.

Kitchen Breakfast Room

18'6" x 7'9"

Smooth ceiling with inset spotlighting, double glazed windows to rear overlooking garden, UPVC double glazed door to rear opening to garden, large understairs pantry cupboard housing utility meters, kitchen comprises; shaker style wall and base level units with roll edge laminate worktops, breakfast bar area, space for range cooker with five ring gas hob (disconnected) and extractor fan above, 1.5 ceramic sink and drainer with mixer tap, tiled splash backs, integrated washing machine, integrated dishwasher, integrated fridge and freezer, display cabinets and built in wine racks, undercounter lighting, fan heater, chrome heated towel rail.

Dining Area

14'3" x 11'10"

Double glazed windows to front with fitted shutter blinds, coved ceiling with ceiling rose, pendant light, double glazed French doors to rear opening to garden, feature fireplace with wooden surround and tiled hearth (gas point should you wish to connect it), radiator, laminate flooring.

L Shaped First Floor Landing

Smooth ceiling with loft hatch (boarded and insulated), pendant light, airing cupboard housing water tank and wall mounted boiler, radiator, carpet.

Bedroom One

15'4" into bay x 14'0"

Coved ceiling, two pendant lights, double glazed bay windows to front, radiator, laminate flooring.

Bedroom Two

14'3" x 11'11" > 10'0"

Coved ceiling, two pendant lights, double glazed window to front with fitted shutter blinds, double glazed window to rear overlooking garden, radiator, original wooden floorboards.

Bedroom Three

9'1" x 7'9"

Smooth coved ceiling with pendant light, double glazed window to rear overlooking garden, radiator, laminate flooring.

Bedroom Four

8'0" x 6'2"

Double glazed window to front with fitted shutter blinds, radiator, laminate flooring.

Bathroom

5'11" x 4'6"

Obscure double glazed windows to rear, panelled bath with shower over, pedestal wash basin, chrome heated towel rail, part tiled walls, tiled floor.

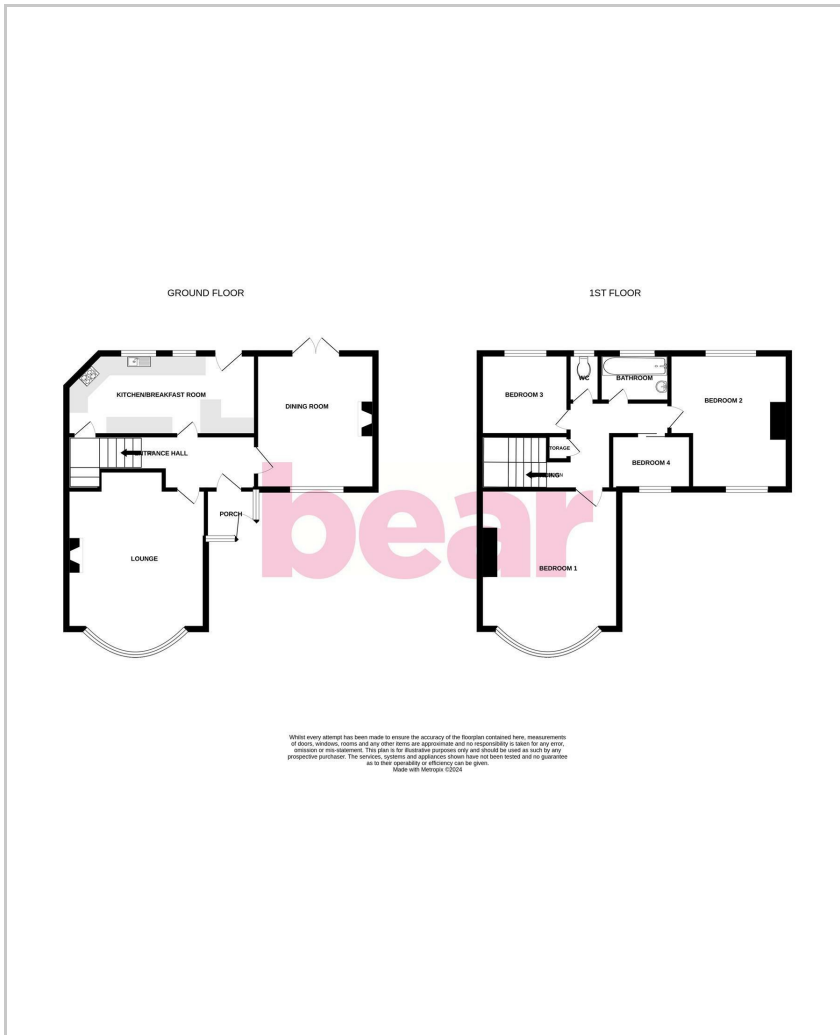
Separate W/C

4'10" x 2'3"

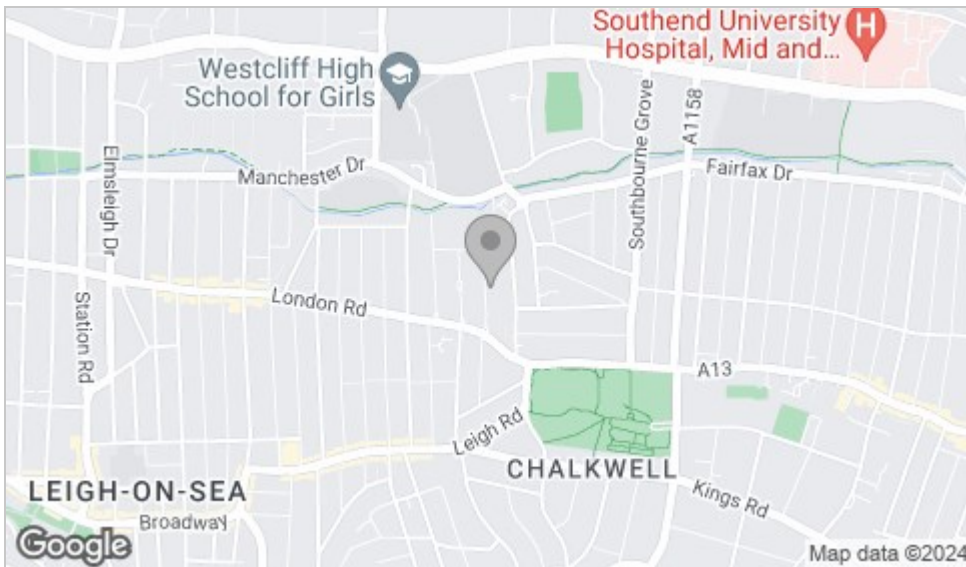
Obscured double glazed window to rear, pendant light, low level WC, part tiled walls, original wooden floorboards.



Floor Plan



Area Map



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

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 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		