



\* £1,250,000- £1,500,000 \* BACKING WOODLAND \* THREE TIERED ACCOMMODATION WITH STUNNING GALLERIED LANDING \* 1.5 INTEGRAL GARAGE \* TWO RECEPTION ROOMS \* An unbelievable constructed four double bedroom house that proudly presents a lounge diner, a study with fully fitted furniture and an impressive kitchen family room leading out to the rear garden. There is an outstanding master bedroom suite that boasts a four piece en-suite bathroom and an oak staircase that leads up to a fully fitted dressing area and a large loft room, ideal for easy access storage. If you are looking for something with wow factor, this glorious home has it all with a statement galleried landing, Juliet balconies and towering views over the garden and Belfairs Woodland from the rear. The exterior boasts a superior landscaped garden equipped with a raised patio area, an outbuilding with power, light and storage, and rear access directly into Belfairs Woods and Golf Course.

- Exceptionally built, detached family home
- Two reception rooms
- Driveway for at least two large vehicles and integral 1.5 garage
- Split level master suite with en-suite and dressing room
- Stunning rear garden with outbuilding and direct access to Belfairs Woods
- Four double bedrooms
- Impressive kitchen family room with separate utility room
- Beautiful reception hallway and galleried landing
- West Leigh School catchment
- No onward chain

## Sylvan Way

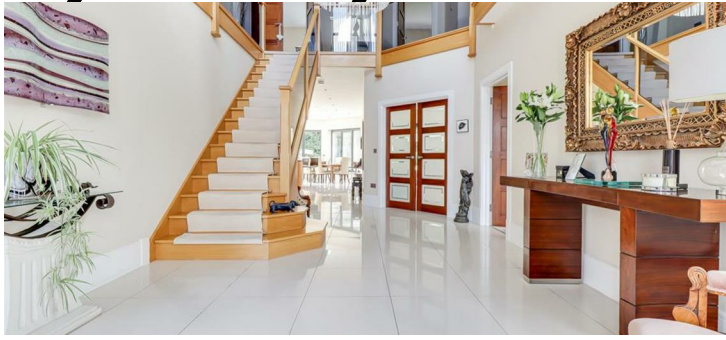
Leigh-on-Sea

**£1,250,000**

Price Guide



# Sylvan Way



## Frontage

Creates parking for at least two large vehicles, side access to the rear, outside lighting, access to double garage, access to:

## Grand Reception Hallway

30'5" x 12'3"

Solid wood entrance door to front aspect, grand oak staircase rising to the first floor with center carpet, smooth ceiling with inset spotlighting, views up of the galleried landing, double glazed windows to front aspect, touch dimmable lighting, tiled flooring, door to:

## Study

10'7" x 9'4"

Smooth ceiling with inset spotlighting and inset speaker, double glazed window to front aspect, mahogany fully fitted office workspace comprising; floor-to-ceiling cupboards, drawers and shelving, built-in desk, carpet, touch dimmable lighting.

## Lounge/Diner

23'1" x 14'1"

Smooth ceiling with inset spotlighting and speakers, aluminium bi-folding doors to rear aspect giving access to the garden, obscured double glazed window to side aspect, feature fireplace with a marble insert, carpet, double doors to the hallway, double doors to the kitchen/family room, touch dimmable lighting.

## Downstairs WC

7'3" x 5'2"

Smooth ceiling with inset spotlighting, extractor fan, wall-hung WC, vanity unit wash basin with chrome heated towel rail, tiled floor, part tiled walls, touch dimmable lighting.

## Kitchen Family Room

21'11" x 21'0"

Double glazed floor-to-ceiling windows with inset blinds to rear aspect, double glazed aluminium bi-folding doors with inset blinds to the rear opening onto the garden, double glazed skylight with inset blind, smooth ceiling with inset spotlighting and inset speakers, wall and base level solid oak shaker style kitchen comprising; a center island and breakfast bar with a 1.5 stainless steel sink with draining grooves and food waste disposal system, Franke mixer tap with a hot tap function, integrated appliances such as Miele steamer, microwave and warmer draw, two Miele integrated ovens, integrated Miele floor to ceiling fridge, Miele integrated dishwasher, built-in electrical utensil cupboard, pull out larder cupboard, range of corner units, built-in wine rack, Miele five ring burner induction hob with extractor fan above, granite worktops with granite splashback and upstands, display cabinet, shelving, tiled floor, door to:

## Utility Room

8'11" x 7'2"

Double glazed door-to-side aspect giving access to garden and driveway, solid oak shaker style units with granite worktops, floor-to-ceiling and wall and base level units, integrated Miele washing machine, integrated Miele tumble dryer, inset stainless steel sink with stainless steel tap, tiled flooring, door to:

## 1.5 Integral Garage

17'0" x 13'7"

Smooth ceiling with inset spotlighting, space for American-style fridge freezer, shelving, wall-mounted combination boiler, underfloor heating water tank, electric roller shutter door, concrete flooring.

## First Floor Gallery Landing

Smooth ceiling with inset spotlighting and a huge feature pendant light, double-glazed floor to roof window to front aspect, double-glazed door leading out to a front balcony, doors to all rooms.

## Bedroom One

21'0" x 14'11" > 10'11"

Smooth ceiling with inset spotlighting and inset speakers, double glazed windows to rear overlooking the garden, two radiators, carpet, oak slatted staircase with glass balustrades leading to:

## Second Floor Dressing Room

18'2" x 9'11"

Double glazed window to rear overlooking the garden and Belfair woods, double glazed Velux windows to sides aspects, full range of fitted bedroom furniture including; dressing table, shelving, and open hanging space. Carpet and mirrored door leading to:

## Large Eaves Stoor Room in Roof

16'2" x 11'3"

Boarded, power, light, insulated.

## En-Suite Four Piece Bathroom

10'7" x 7'2"

Obscured double glazed window to side aspect, smooth ceiling with inset spotlighting and inset speaker, large corner shower with a rainfall head, tiled jacuzzi bath, wall hung vanity unit wash basin and low-level WC, fully tiled walls, chrome heated towel rail, tiled floor.

## Bedroom Two

15'8" x 14'11"

Double-glazed Aluminium bi-folding doors overlooking the garden, smooth ceiling with inset spotlighting and speakers, double-glazed window to side aspect, vertical radiator, carpet. door to:

## Juliet En-Suite

8'10" max x 10'9"

Obscured double-glazed window to side aspect, smooth ceiling with inset spotlighting and extractor fan, wall-hung vanity unit wash basin, wall-hung WC, large corner shower with rainfall head, chrome heated towel rail, fully tiled walls, tiled floor, door to Bedroom Four.

## Bedroom Three

11'3" x 10'7"

Double glazed window to front aspect, smooth ceiling with inset spotlighting and inset speakers, radiator, carpet, door to:

## En-Suite Bathroom

10'7" x 5'8"

Smooth ceiling with inset spotlighting and extractor fan, tiled bath with shower over, wall-hung wash basin, wall-hung WC, chrome heated towel rail, fully tiled walls, tiled floor.

## Bedroom Four

10'2" x 9'3"

Smooth ceiling with inset spotlighting and speakers, aluminium double glazed French doors opening onto the front balcony area, solid wood bi-folding doors to side aspect opening out onto a Juliet balcony overlooking the reception hallway, vertical radiator, carpet, door to Jack and Jill en-suite.

## Landscaped Rear Garden

Raised patio area with the remainder laid to the lawn with established flower and shrub borders, further patio leading to the rear of the garden, access to outbuilding, rear access to Belfairs Woods and Golf Course, outside tap and lighting, access to the front driveway.

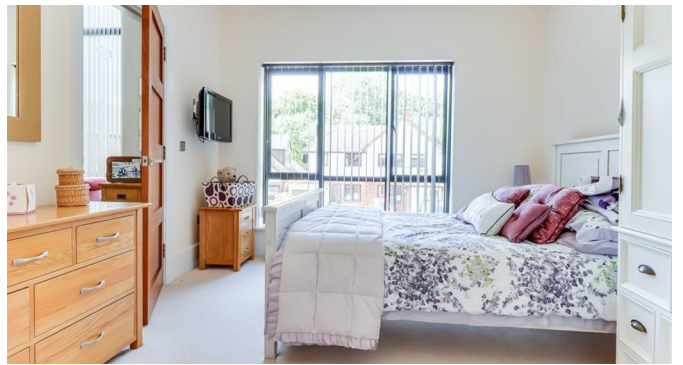
## Outbuilding (Currently used as outdoor lounge)

10'3" x 6'11"

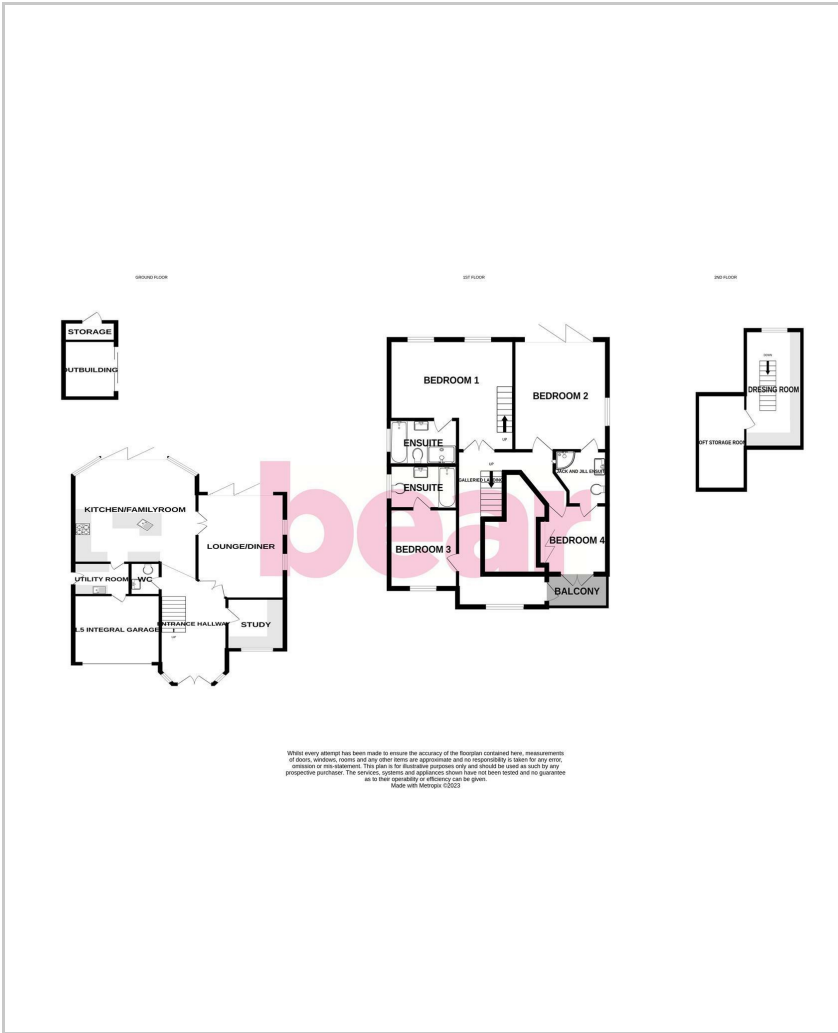
Smooth ceiling with inset spotlighting, electric radiator, oak flooring, double glazed patio doors to side aspect. Storage Area (2.56m x 1.04m)- power, light, currently used for garden storage.

## Agents Notes:

There is underfloor heating to the whole downstairs. The woodwork including the staircase and balustrades, the office fitted furniture, the kitchen and the fitted bedroom furniture were all designed and fitted by the award winning company Carrington's. There is also a full alarm system included.



# 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 <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			
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(21-38) F			
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