



* £1,000,000- £1,100,000 * IMPOSING FAMILY HOME BY THE WOODS * FOUR GREAT SIZE BEDROOMS * THREE RECEPTION ROOMS * THREE BATHROOMS * A stunning house that has the advantages of a beautiful kitchen family room with utility area, a garden room to the rear and a formal front dining room. There is also a bay fronted lounge, an impressive bathroom and two en-suites to the larger bedrooms. Located on the prestigious 'Highlands Estate', this fantastic home is within easy reach of Leigh Station, Leigh Broadways shopping facilities and is on the doorstep to Belfairs Woods and Golf Course.

- Four bedrooms and three bathrooms
- In and out driveway and integral garage
- Beautiful established rear garden with raised patio and decking
- Welcoming entrance hallway and spacious first floor landing
- West Leigh School and Belfairs Academy catchments
- Three reception rooms
- Impressive kitchen family room with utility area
- Stunning family bathroom and two attractive en-suites
- Popular 'Highlands Estate' location
- Leigh Station and Broadway within the area

Woodlands Park

Leigh-On-Sea

£1,000,000

Price Guide



Woodlands Park



Frontage

Crazy paved in and out drive way with ample off street parking for multiple vehicles, mature shrub borders, section laded to lawn.

Entrance Hallway

17'2" x 4'3" < 8'3"

Entrance door into hallway comprising coved cornice to smooth ceiling with fitted spotlights, stairs leading to first floor landing, radiator with cover, Karndean flooring, doors to:

Downstairs W/C

Two piece suite comprising wall mounted wash hand basin with mixer tap and storage below, concealed cistern low level w/c, coved cornice to smooth ceiling with ceiling lighting, radiator, part tiled walls, Karndean flooring.

Lounge

16' x 12'10"

Double glazed bay window to front, coved cornice to smooth ceiling with pendant lighting, feature fireplace with inset log burner, radiator, carpeted flooring.

Dining Room

13'5" x 11'

Double glazed window to front, coved cornice to smooth ceiling with pendant lighting, radiator, carpeted flooring.

Garden Room

13'4" x 13'

Double glazed Bi-fold doors door to rear, coved cornice to smooth ceiling with pendant lighting, radiator, carpeted flooring.

Family/Breakfast Room

12'5" x 9'5"

Double glazed door to rear, smooth ceiling with fitted spotlights, radiator, Karndean flooring, opening to:

Kitchen

17'2" x 11'

Range of German fitted wall and base units with Quartz worktops incorporating sink with mixer tap, integrated oven, integrated microwave, integrated induction hob with extractor fan above, integrated fridge freezer, integrated dishwasher, integrated wine cooler, breakfast bar with quartz work surfaces, double glazed Bi-fold doors to rear, smooth ceiling with fitted spotlights, radiators, Karndean flooring.

Utility Cupboard

Vaillant wall mounted gas boiler, inset ceiling lights, power points.

First Floor Landing

23'9" x 4'5"

Double glazed window to rear, coved cornice to smooth ceiling with pendant lighting and fitted spotlights, loft access, radiator, carpeted flooring, door to:

Bedroom One

20' x 12'8" > 11'9"

Double glazed window to front and rear, coved cornice to smooth ceiling with fitted spotlights, walk-in wardrobe, radiator, carpeted flooring, door to:

En-Suite Shower Room

Three piece suite comprising walk-in shower cubicle, floating wash hand basin on marble top with mixer tap and storage below, concealed cistern low level w/c, extractor fan, double glazed obscure window to rear, smooth ceiling with fitted spotlights, tiled walls, tiled flooring.

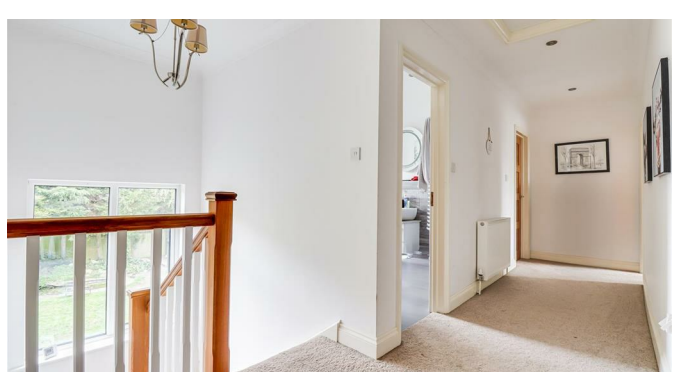
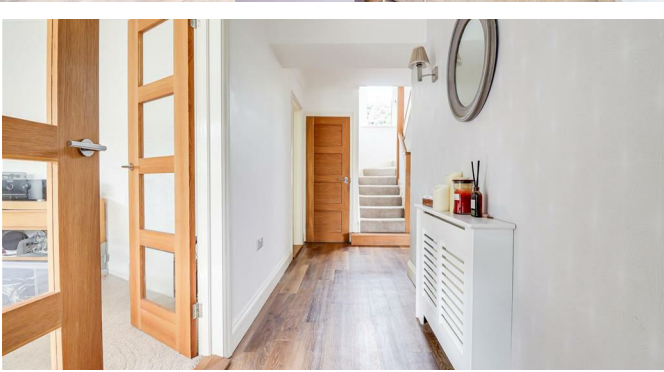
Bedroom Two

18'1" x 11'1" > 8'4"

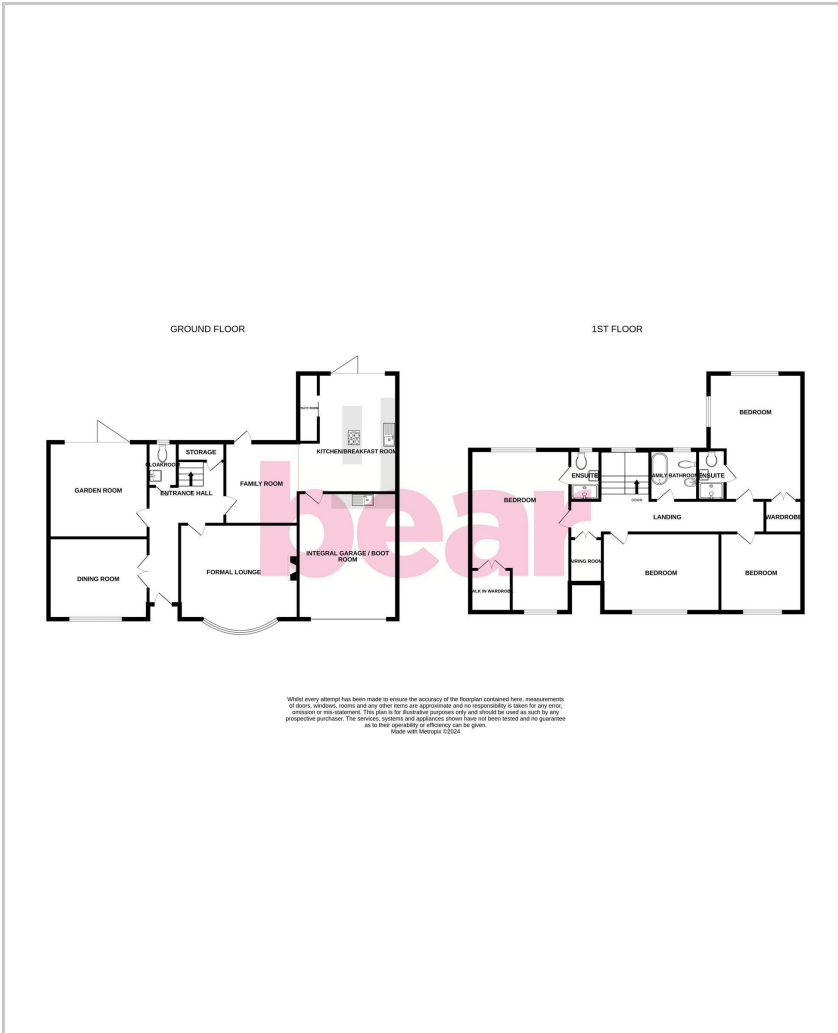
Double glazed window to front and rear, coved cornice to smooth ceiling with pendant lighting, large walk-in wardrobe, radiator, carpeted flooring, door to:

En-Suite Shower Room

Three piece suite comprising walk-in tiled shower cubicle, wall mounted wash hand basin set into vanity unit with mixer tap and storage below, concealed cistern low level w/c, extractor fan, smooth ceiling with fitted spotlights, part tiled walls, tiled flooring.



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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1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 los@bearestateagents.co.uk <http://www.bearestateagents.co.uk/>

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		