



\* £975,000- £1,025,000 \* 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

**£975,000**

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.

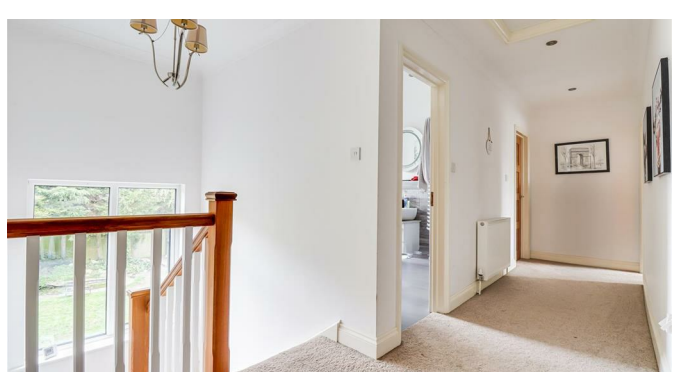
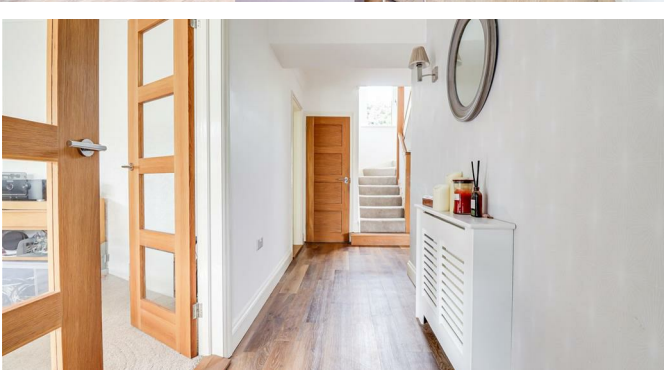
**Bedroom Three**  
12'9 x 11'9  
Double glazed window to front, coved cornice to smooth ceiling with pendant lighting, radiator, carpeted flooring.

**Bedroom Four**  
11'8 x 8'6  
Double glazed window to front, coved cornice to smooth ceiling with pendant lighting, radiator, carpeted flooring.

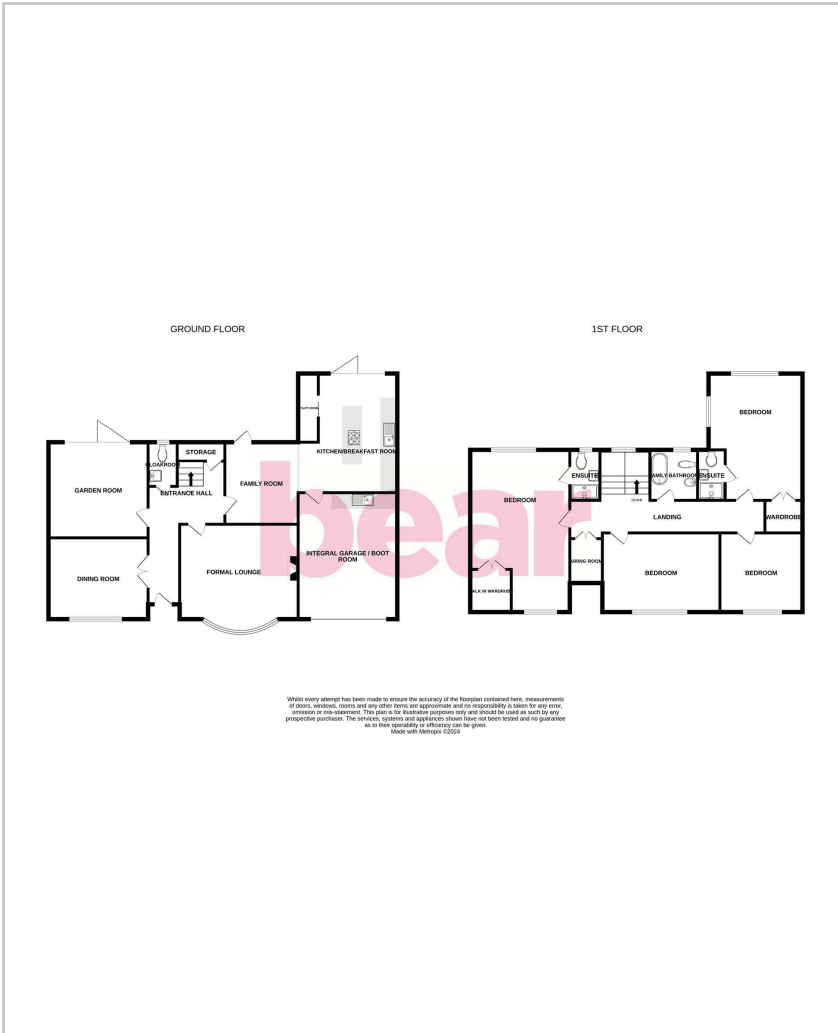
**Family Bathroom**  
Three piece suite comprising free standing bath with mixer tap and handheld shower attachment, floating wash hand basin set on marble top with mixer tap and storage below, concealed cistern low level w/c, extractor fan, chrome heated towel rail, double glazed obscure window to rear, coved cornice to smooth ceiling with fitted spotlights, part tiled walls, tiled flooring.

**Established Rear Garden**  
Commencing with slab paved seating area with steps down to lawn, mature shrubs and trees to boarder, wooden decking area to side, outside power and lighting, outside tap, external cupboard housing hot water tank, green house, two sheds with power and lighting, pond and rear end of garden

**1.5 Integral Garage**  
12'3 x 17'7  
Fibreglass up and over door, light and power, fire door leading to kitchen, single drainer sink unit with mixer tap and cupboards under, fitted wall cupboard, space and plumbing for washing machine.



# 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		