



Located at the corner of Woodcote Road and Greenbanks, this exceptional detached family home offers a blend of classic charm and modern convenience. The property features four spacious double bedrooms, including an en-suite to the master, and an additional downstairs shower room. The versatile living spaces include multiple reception rooms, a contemporary kitchen, and a garden room, all designed with family living and entertaining in mind. The west-facing landscaped rear garden, complete with a garden room and garage, provides a tranquil retreat.

Situated in a highly desirable area, this home is just a short walk from Chalkwell Station, offering convenient access to the beach and Leigh Broadway's vibrant array of shops, restaurants, and bars. The location is perfect for families, with top-rated schools and beautiful parks nearby, making it an ideal place to create lasting memories.

- Detached corner plot house with four double bedrooms
- Potential for self-contained living
- Utility room and downstairs W/C
- West-facing landscaped rear garden
- En-suite to master bedroom and additional downstairs shower room
- Multiple reception rooms ideal for a large family
- Garden room and garage at rear of garden
- Walking distance to Chalkwell Station, beach, and Leigh Broadway

## Woodcote Road

Leigh-on-Sea

**£900,000**

Offers Over



# Woodcote Road



## Property Overview

This impressive detached corner plot house features four double bedrooms, including an en-suite to the master and an additional downstairs shower room. The property offers multiple reception rooms, a utility room, and a garden room, making it ideal for family living and entertaining. The west-facing landscaped rear garden, complete with a garage, provides a serene retreat. Conveniently located within walking distance of Chalkwell Station, the beach, and Leigh Broadway, it also falls within the catchment area for top-rated schools. Don't miss the opportunity to make this exceptional property your family home.

## Ground Floor

Upon entering through a double glazed lead light door, you are welcomed into a spacious entrance hall with solid wood flooring and ample storage. The kitchen boasts granite work surfaces, integrated appliances, and a breakfast bar, while French doors open to the side garden, ideal for al fresco dining. The lounge, with its feature log burning fireplace and bay window, offers a cozy yet elegant space. Additional reception rooms include a formal dining room with a log burning fireplace, a living room with French doors to the garden, and a study perfect for working from home. A utility room and a ground floor cloakroom add to the convenience.

## First Floor

The first-floor landing, featuring carpeted flooring and loft access, leads to four double bedrooms. The master bedroom includes built-in wardrobes and an en-suite bathroom. The second bedroom is spacious and bright with a large bay window, while the third and fourth bedrooms offer ample space and charming details such as picture rails and a feature fireplace. A family bathroom with a panelled bath, pedestal wash hand basin, and low-level W.C. completes the first floor.

## Exterior

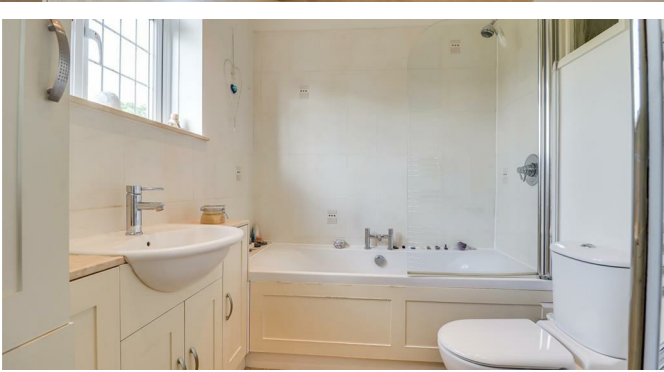
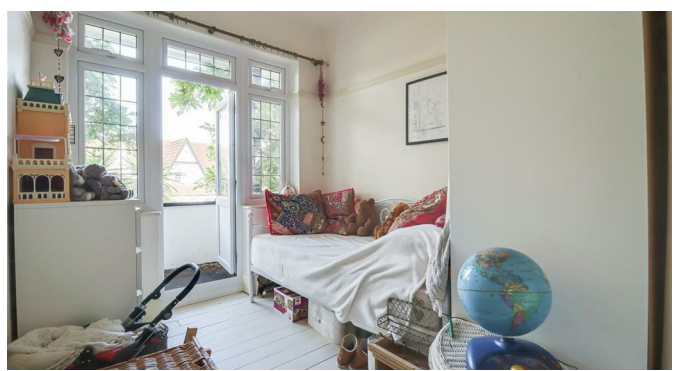
The west-facing landscaped rear garden is a highlight, designed to capture the sunset and provide various spaces for relaxation and entertainment. It features a slab-paved dining area, a sheltered decked space, a lawn with mature shrubs, a small fish pond, and access to a garden room with a log burner. The front garden includes a block-paved driveway for off-street parking, surrounded by mature shrubs and trees. The garage, with an electric up-and-over door, provides additional parking and storage space.

## School Catchment

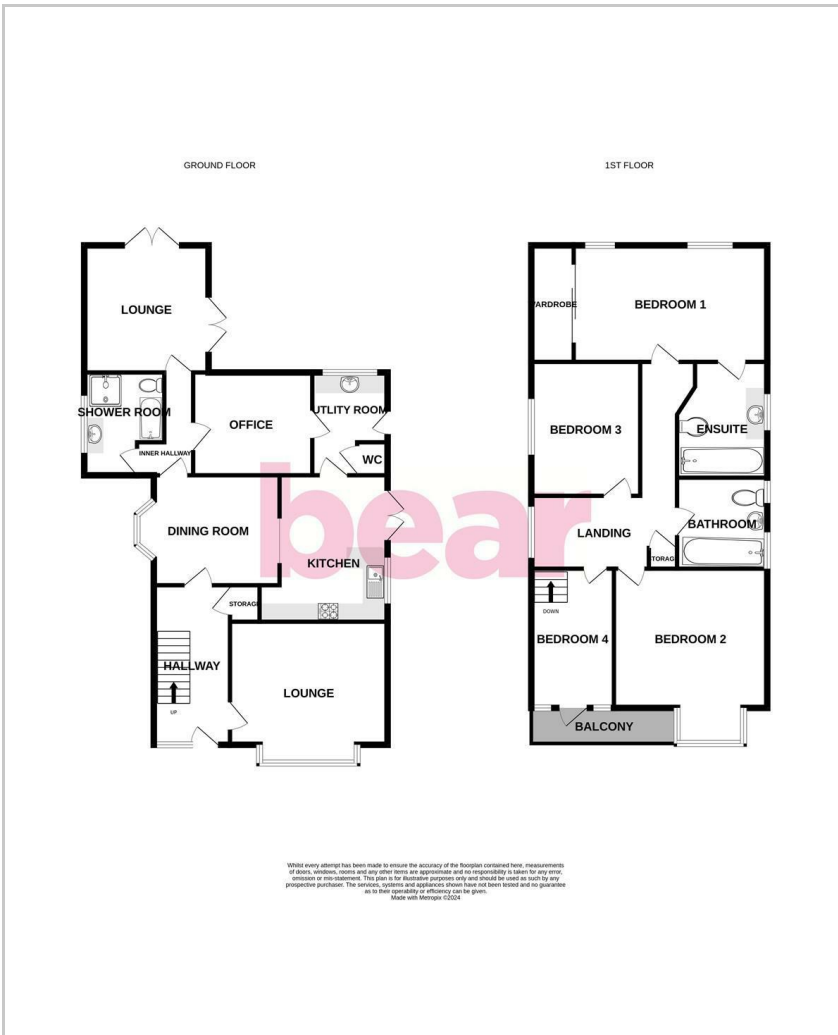
The property is within walking distance of Chalkwell Station and Leigh Broadway, offering access to top-rated schools, including Chalkwell Junior School and Westcliff High School. The proximity to excellent educational facilities makes it a perfect choice for families.

## Room Measurements

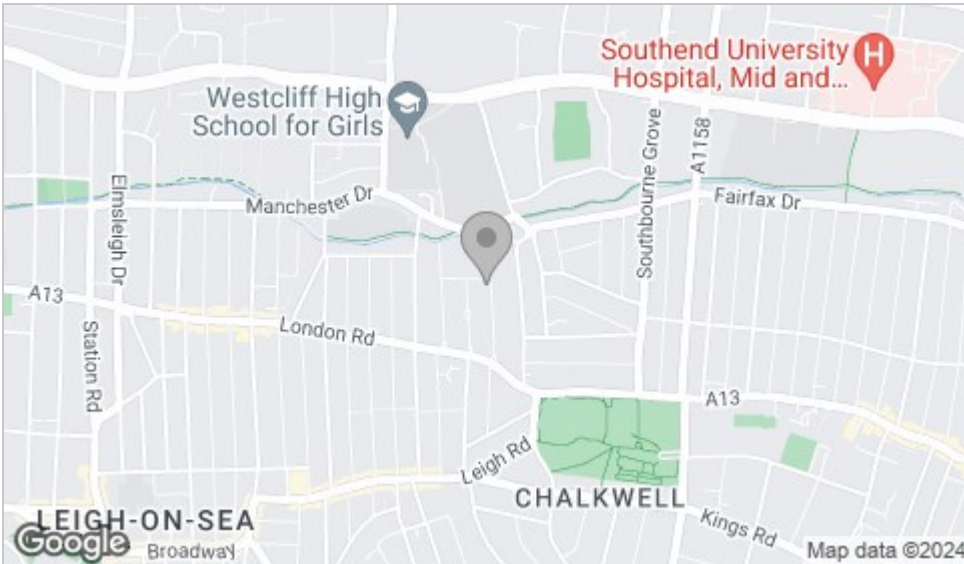
Entrance Hallway 5.23m x 2.77m  
Lounge 5.51m x 4.24m  
Kitchen 4.75m x 2.95m  
Utility Room 3.33m >1.70m x 1.85m  
Dining Room 4.34m x 3.66m  
Inner Hallway 3.33m x 1.09m  
Living Room 4.39m x 4.37m  
Study 3.53m x 3.07m  
Bedroom One 5.59m x 3.28m  
Ensuite 2.67m x 1.93m  
Bedroom Two 4.93m (into bay) x 4.37m  
Bedroom Three 3.81m x 3.66m  
Bedroom Four 3.68m x 2.41m  
Bathroom 2.59m x 1.98m



# 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		