



Deceptively spacious, this four-bedroom semi-detached family home in Leigh-On-Sea welcomes you with a grand entrance hall, leading to two reception rooms, a large fitted kitchen with integrated appliances, and a separate utility room. The home offers four double bedrooms, a family bathroom, and an additional shower room, ensuring ample space and convenience for a growing family. The expansive west-facing rear garden, complete with patio space, is perfect for entertaining, while the driveway and garage provide essential off-street parking and storage.

Situated in a tranquil cul-de-sac, this property retains charming original features such as high ceilings, fireplaces, cornicing, and bay windows, creating a spacious and airy ambiance. Its prime location places you a short distance from Leigh Broadway's eclectic shops and restaurants, Chalkwell Park, and Chalkwell Station, offering direct access to London Fenchurch Street.

- Semi-Detached Four Bedroom Home
- Large West-Facing Rear Garden
- Utility Room
- Large Fitted Kitchen with Integrated Appliances
- Four Double Bedrooms
- Two Reception Rooms
- Garage Space
- Close to Local Amenities in Central Leigh-on-Sea

Woodcote Road

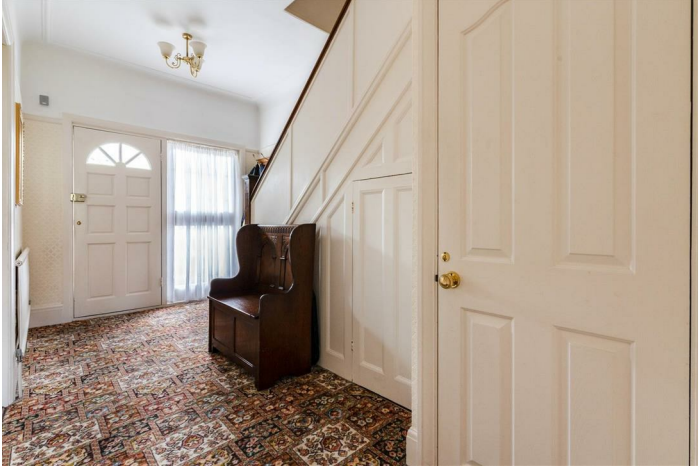
Leigh-On-Sea

£775,000

Offers In The Region Of



Woodcote Road



Property Overview

This deceptively spacious four-bedroom semi-detached family home in Leigh-On-Sea features a large entrance hall, two reception rooms, a fitted kitchen with integrated appliances, and a utility room. The home includes four double bedrooms, a family bathroom, a shower room, and an expansive west-facing rear garden. Located in a quiet cul-de-sac near Leigh Broadway, Chalkwell Park, and Chalkwell Station, this property offers a blend of original charm and modern convenience.

Ground Floor

Upon entering through the double-glazed porch, you are greeted by a spacious entrance hall featuring carpet flooring, a storage cupboard, and pendant lighting. The lounge, with its double-glazed bay window to the front aspect, offers a cozy space with a feature fireplace, cornicing, ceiling rose, and pendant lighting. Adjacent to the lounge, the dining room provides additional living space with carpet flooring, a feature fireplace, and sliding doors that open to the rear garden, enhancing the home's flow and natural light.

The kitchen is well-appointed with wooden flooring, a variety of base and wall units, integrated appliances including a dishwasher, oven, grill, and microwave, as well as a gas hob with an extractor over. A double-glazed door and windows to the rear aspect allow ample light and garden views. The adjoining utility room offers additional workspace with base and wall units, a sink and drainer, and space for a washing machine and tumble dryer. Completing the ground floor is a convenient W/C with laminate flooring, tiled walls, and a hand basin.

First Floor

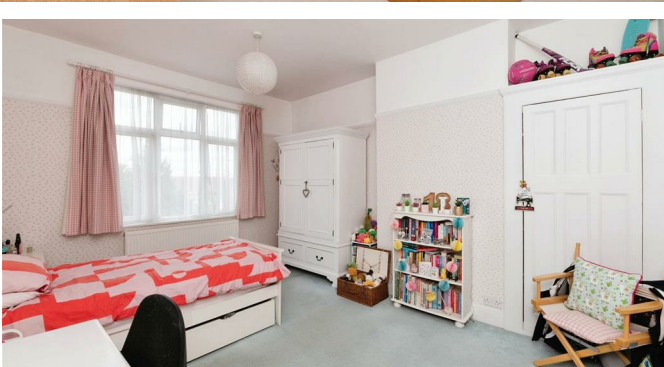
Ascending to the first floor, you will find four generously sized double bedrooms, each featuring carpet flooring, double-glazed windows, and radiator heating. The master bedroom boasts a large bay window to the front aspect, adding character and charm. Bedroom two includes a storage cupboard, while bedroom four is equipped with fitted wardrobes. The shower room, accessible from the landing, is modern with laminate flooring, a heated towel rail, and a shower cubicle. Additionally, there is a family bathroom featuring a corner bath, hand basin with storage, and a W/C.

Exterior

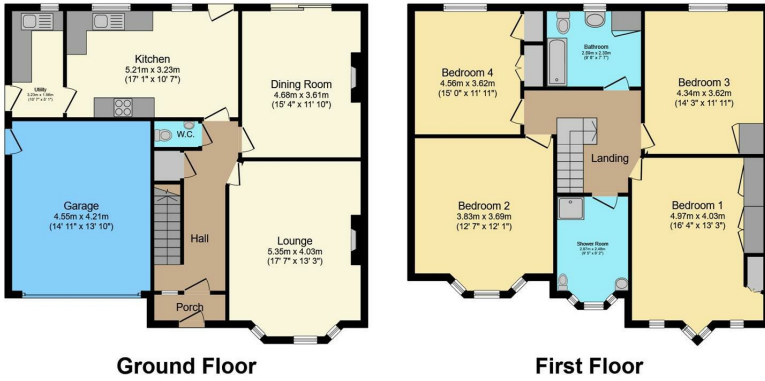
The exterior of the property is equally impressive with a large west-facing rear garden, perfect for outdoor activities and entertaining. The garden features a crazy paved patio area, a well-maintained lawn, mature trees, and shrubs. The garage, with an up-and-over door, provides ample storage and workspace. The front of the property includes a crazy paved driveway with parking for two vehicles, along with a laid lawn and well-kept flowerbeds.

School Catchment

This family home is ideally located within the catchment areas of reputable local schools, making it a perfect choice for families. The proximity to Chalkwell Park offers a great outdoor space for children and family activities.



Floor Plan

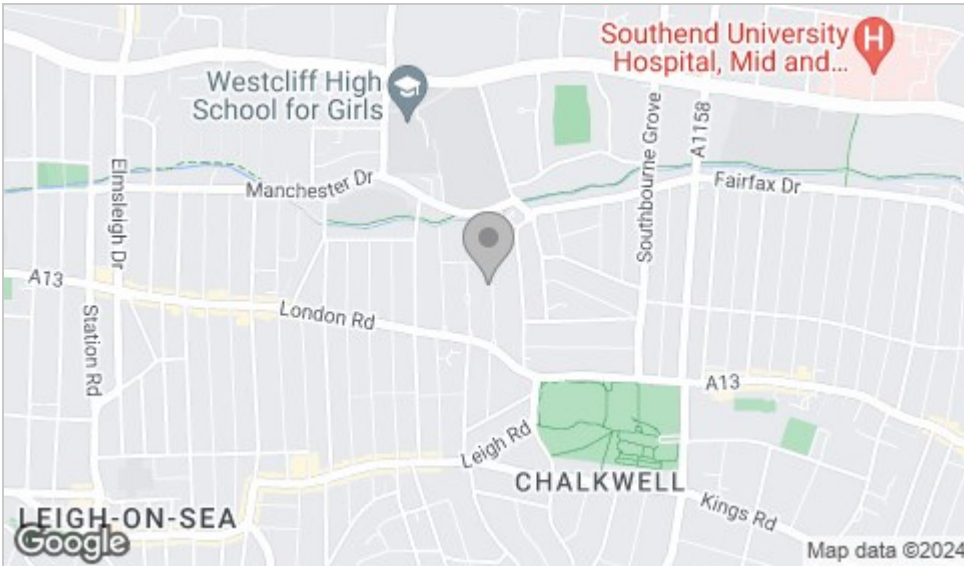


Total floor area 189.0 m² (2,035 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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		
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