



\* £350,000- £360,000 \* This charming three-bedroom terraced house, situated in a peaceful cul-de-sac, offers an ideal first purchase for families and professionals alike. Boasting an expansive 20ft lounge/diner and a modern 13ft kitchen, this home provides ample space for comfortable living. The open living space benefits from a rear extension, creating a seamless flow between indoor and outdoor areas. Located close to Belfairs Woods, Golf Course, and a variety of shopping options, this property offers both convenience and tranquility. Direct routes into London via the A127 make commuting a breeze, while the well-tended 50ft garden provides a perfect retreat for relaxation and family activities.

- Three Spacious Bedrooms Upstairs
- Expansive Open Living Space with Rear Extension
- Quiet Cul-de-Sac Location
- Direct Routes into London via the A127
- Ideal First Purchase Opportunity
- 20ft Lounge/Diner Perfect for Entertaining
- 13ft Modern Kitchen
- 50ft Well-Tended Garden

Tenure and Council Tax:  
Tenure: Freehold  
Council Tax Band: C

## Wood Farm Close

Leigh-on-Sea

**£350,000**

Price Guide



# Wood Farm Close



## Ground Floor

As you step into the welcoming entrance hallway, you'll immediately notice the spacious and airy feel of this delightful home. The 20ft lounge/diner is perfect for entertaining, with ample space for a dining table and comfortable seating. Large windows and a sliding door to the rear extension flood the room with natural light, creating a warm and inviting atmosphere. The modern 13ft kitchen features sleek countertops, ample storage, and integrated appliances, making it a pleasure to cook and entertain. The open plan design ensures that the kitchen flows seamlessly into the dining area and beyond, into the garden.

## First Floor

The first floor accommodates three generously sized bedrooms, each with ample closet space and large windows that allow for plenty of natural light. The family bathroom is well-appointed with modern fixtures and fittings, ensuring a comfortable and convenient space for all family members.

## Exterior

The exterior of the property is equally impressive, with a 50ft well-tended garden that offers a perfect space for outdoor activities, gardening, or simply relaxing in the sun. The garden is beautifully landscaped with a mix of lawn, flower beds, and a patio area, ideal for summer barbecues and alfresco dining. The front of the property features a well-maintained garden and pathway leading to the entrance.

## School Catchment

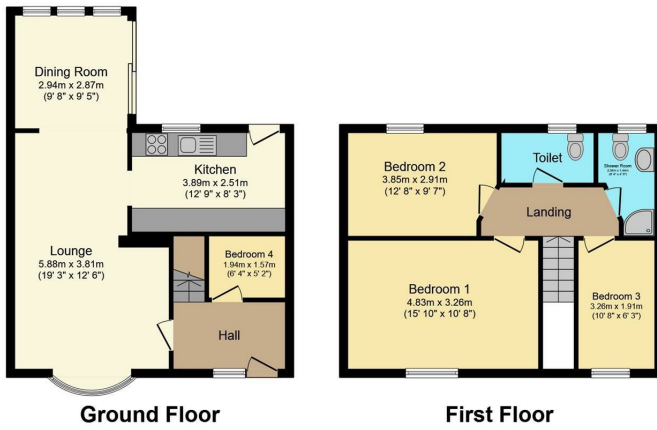
This property is within close proximity to several highly regarded schools, making it an excellent choice for families. Belfairs Academy and Eastwood Primary School are both nearby, offering quality education options for children of all ages.

## Overview

This three-bedroom terraced house, located in a peaceful cul-de-sac and offering direct routes into London, is an ideal first purchase. With spacious living areas, a well-tended garden, and close proximity to local amenities and schools, it provides a perfect blend of comfort and convenience. Contact us today to arrange a viewing and discover the potential of this charming home.



# Floor Plan

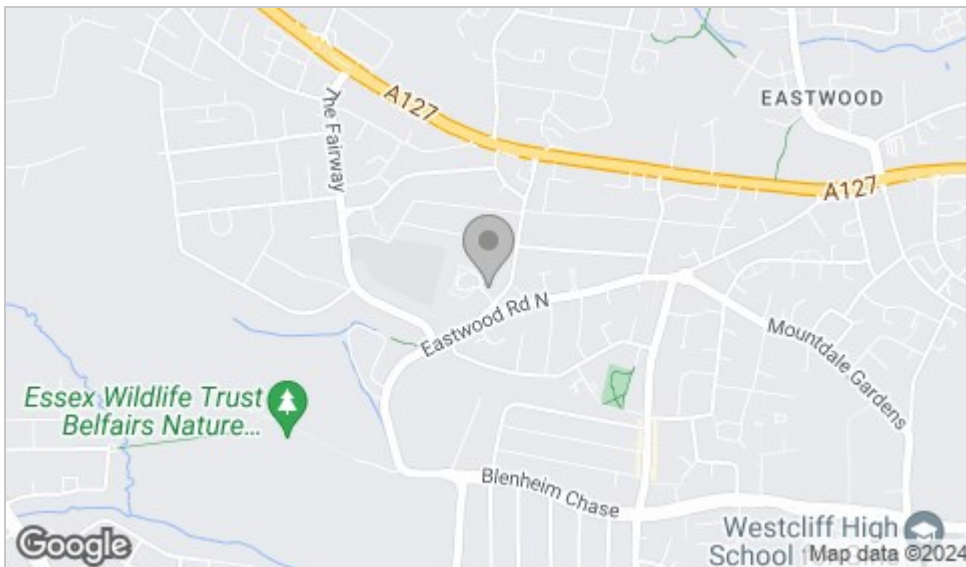


Total floor area 96.7 m<sup>2</sup> (1,041 sq.ft.) approx

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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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		