



GUIDE PRICE £700,000 - £750,000 Proudly positioned in Woodside, Leigh-on-Sea, this semi-detached character house is a true gem waiting to be discovered. Boasting two to three reception rooms and four to five spacious bedrooms, this property offers ample space for comfortable living. Step inside to find an impressive family room that seamlessly flows into a stunning fully fitted kitchen, complete with integrated appliances. The layout is perfect for entertaining guests or simply enjoying quality time with family. Additionally, there is a separate utility room, a downstairs WC, an upstairs bathroom, and an extra WC for added convenience. One of the highlights of this property is the large rear garden with a delightful summerhouse, providing a tranquil retreat right at your doorstep. Imagine relaxing in the garden on a sunny afternoon or hosting a barbecue with friends and family. For nature enthusiasts, Belfairs Woods and Golf Course are just a stone's throw away, offering the perfect escape into the great outdoors. And if you're in need of some retail therapy or daily essentials, local shops are within walking distance, making errands a breeze. Don't miss the opportunity to make this charming house your new home. With its characterful features, spacious rooms, and convenient location, this property truly has it all.

- Imposing 'Halls Adjoining' semi detached character house
- Driveway for several vehicles
- Kitchen/family room with additional front lounge and separate office/snug
- Impressive fully fitted kitchen with integrated appliances
- Two/three reception areas
- Four/five great sized bedrooms
- Large rear garden with a Summerhouse
- Separate utility room/downstairs WC
- Further potential to extend to the rear and into the roof S.T.P
- Sought after road on the doorstep to Belfairs Wood and Golf Course

Woodside

Leigh-On-Sea

£700,000

Price Guide



Woodside



Frontage

Created parking for several vehicles, attractive flower and shrub borders, access to:

Entrance Porch

5'10" x 3'6"

Leadlight double glazed windows to the front with a UPVC headlight double glazed entrance door, laminate flooring, access to:

'L' Shaped Hallway

Smooth coved ceiling with a pendant light, wooden stairs leading to the first floor, leadlight window to the front with a solid wood entrance door, electric wall mounted radiator, real wood flooring, door to:

Front Lounge

13'5" into the bay x 13'5"

Smooth coved ceiling with a ceiling rose, double glazed bay windows to the front, feature stained glass leadlight window to the side, feature fireplace with space for a wooden log burner and a tiled hearth, dado rail, carpet.

Family Room

19'10" x 16'1" > 11'4"

Smooth coved ceilings with two ceiling roses, bay window to the side, double glazed windows and French doors to the rear leading to the garden, dado rails, radiator, feature fireplace with log burner and a tiled hearth. tiled floor, door to:

Kitchen

11'0" x 10'5"

Smooth coved ceiling with inset spotlights. Modern shaker style kitchen comprising of floor to ceiling and base level units with a white quartz worktop, 1.5 ceramic sink and drainer with a chrome mixer tap, breakfast bar area, pan drawers, integrated appliances including; fridge freezer, Bosch double oven, five ring gas hob with an extractor fan above, quartz splashback, vertical column radiator, double glazed windows to the rear overlooking the garden, UPVC double glazed door to the side leading out to the garden.

Utility Room/WC

10'8" > 5'5" x 9'2" > 5'7"

Smooth coved ceiling with inset spotlights, extractor fan, base level and wall mounted units with a roll edge laminate worktop, space for an overspill fridge and freezer, space for a washing machine, stainless steel sink and drainer with a chrome tap, tiled splashback, radiator, low-level w/c, large storage cupboard, tiled floor, door to:

Office/Snug/Bedroom Five

13'7" x 6'6"

Smooth ceiling with a pendant light, double glazed windows to the front, electric radiator, lino flooring.

First Floor Landing

Smooth coved ceiling with pendant lights, double glazed leadlight feature window to the side, carpet, doors to all rooms.

Bedroom One

14'0" x 13'5"

Smooth ceiling with a pendant light, double glazed windows to the front, radiator, carpet.

Bedroom Two

11'5" x 11'4"

Coved ceiling with a pendant light, double glazed window to the rear overlooking the garden, radiator, carpet.

Bedroom Three

11'3" x 10'5"

Coved ceiling, double glazed windows to the rear overlooking the garden, radiator, carpet, built in storage cupboard.

Bedroom Four

13'0" x 8'2" > 5'11"

Coved ceiling with a pendant light, double glazed windows to the front, radiator, carpet.

Bathroom

8'3" x 5'0"

Obscured double glazed windows to the side, smooth ceiling with inset spotlights and an extractor fan, vanity unit wash basin, paneled bath with a shower over, low-level w/c, heated towel rail, underfloor heating, fully tiled walls, marble effect tiled floor.

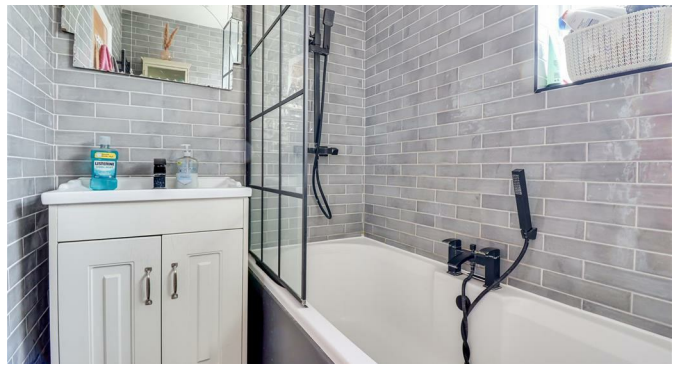
Separate WC

4'9" x 2'8"

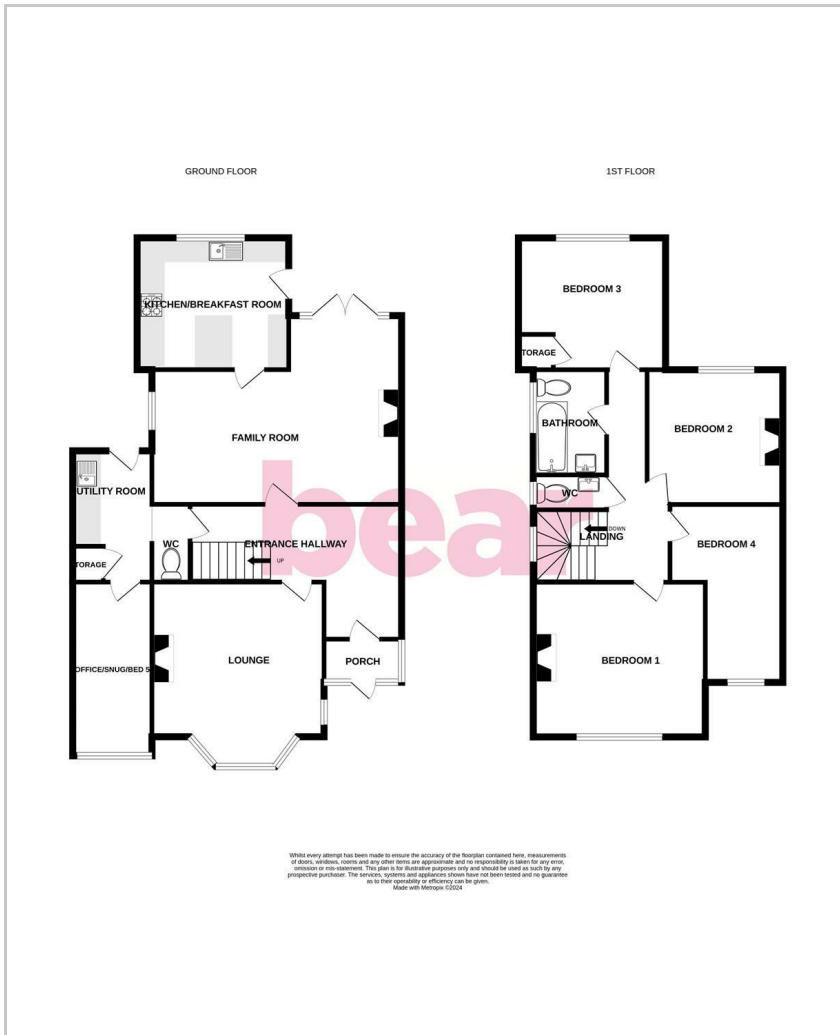
Obscured double glazed window to the side, smooth coved ceiling with inset spotlights, part tiled walls, low-level w/c, wall hung vanity unit wash basin, marble effect tiled floor.

Large Rear Garden

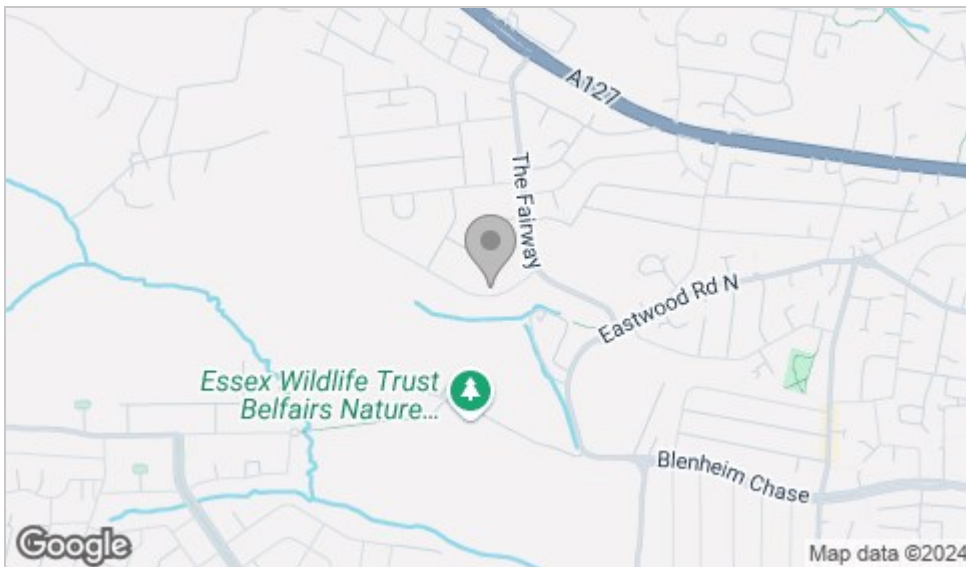
Commences with a raised patio area with the remainder laid to lawn with established tree and shrub borders, raised shingle area to the very rear with a summerhouse, outside lighting, outside tap.



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) 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		
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