



\* £450,000 - £475,000 \* DETACHED \* PARKING \* NO ONWARD CHAIN \* WEST BACKING GARDEN \* BRAND NEW ROOF IN 2024 \* FOUR BEDROOMS \* This characterful period property boasts off-street parking, four double bedrooms, a family bathroom plus a downstairs wc and two reception rooms, as well as a summerhouse/home office out in the west facing garden and a brand new roof in 2024. The home is positioned in a fantastic central Leigh location nearby to the Broadway and Chalkwell train station and there are great schools within the catchment, as well as the grammar schools being nearby and plenty of good amenities and transport links via the A13.

- Detached house
- Two parking spaces
- Round the corner to Leigh Road and the Broadway
- Modern white gloss kitchen
- Short walk to Chalkwell Train Station
- Four double bedrooms
- West facing garden
- Summerhouse / Home office
- Two reception rooms
- Downstairs WC

## Woodfield Park Drive

Leigh-on-Sea

**£450,000**

Price Guide



# Woodfield Park Drive



## Frontage

Block paved driveway for parking up to two vehicles, pathway leading to overhanging front porch, original wooden front door with obscured window.

## Entrance Hallway

13'10" x 5'2" > 3'11"

Dado rail, radiator, tiled effect lino flooring, cupboard under the stairs.

## Lounge

15'10 x 13

UPVC double glazed bay window to front aspect, feature fireplace, skirting, original wooden floorboards

## Dining Room

13'4 x 9'11"

UPVC double glazed French doors for access to garden, large feature fireplace, dado rail, skirting, original wooden floorboards.

## Kitchen

16'1 x 6'5"

Skylight, UPVC stable door for access to garden, modern white gloss kitchen base level kitchen units comprising; stainless steel sink and drainer with brushed metal mixer tap, space for five ring burner gas hob and oven, space for dishwasher, space for washing machine, space for fridge/freezer, granite effect laminate worktops, spotlighting, double radiator, wooden effect laminate flooring.

## WC

4'11 x 2'11"

UPVC double glazed obscured window to side aspect, toilet, wall mounted wash basin with traditional taps, tiled splashback, radiator, skirting, tiled floor.

## Bedroom Four

9'6 x 6'5"

UPVC double glazed sliding doors for access to garden, radiator, skirting, tiled floor.

## First Floor Landing

9'6 x 5'6"

Large UPVC double glazed window to side aspect, loft access, picture rail, dado rail, skirting, carpet.

## Bedroom One

15'10 x 13'7"

UPVC double glazed bay window to front aspect, UPVC double glazed side window, inbuilt storage cupboard, dado rail, skirting, carpet.

## Bedroom Two

9'3 x 6'11"

UPVC double glazed window to rear aspect, radiator, picture rail, skirting carpet.

## Bedroom Three

8'8 x 8'7"

UPVC double glazed window to rear aspect, picture rail, radiator, skirting, carpet.

## Family Bathroom

6'3 x 6'3"

UPVC obscured double glazed window to side aspect, toilet, pedestal wash basin, wall tiling, bathtub with shower attachment, extractor fan, wood effect laminate flooring.

## West Backing Rear Garden

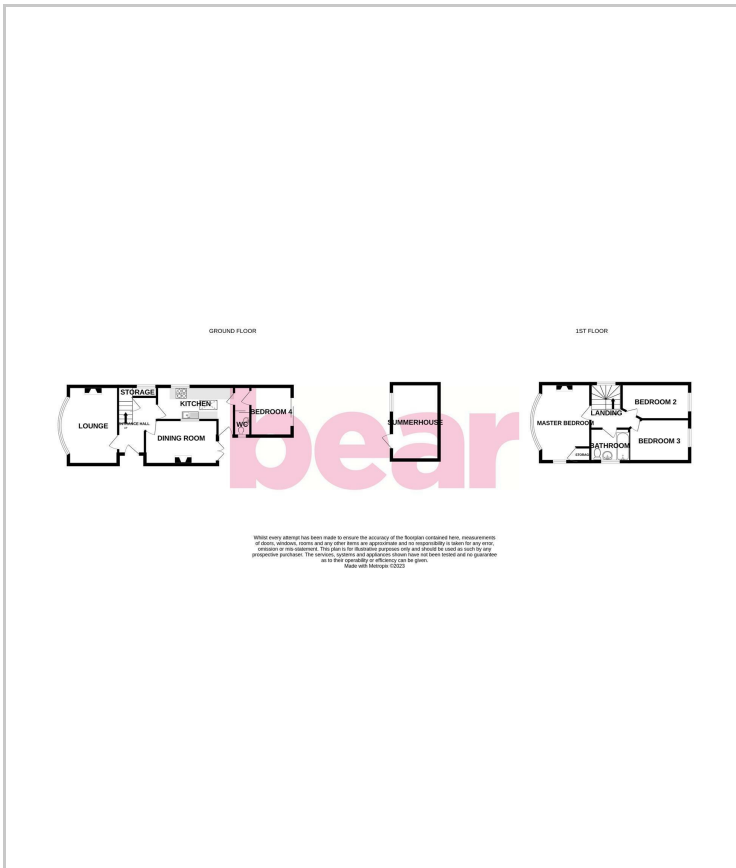
Planting for screening, large summerhouse with power and lighting, lawn area, fenced all round, large deck area, side access.

## Agents Notes

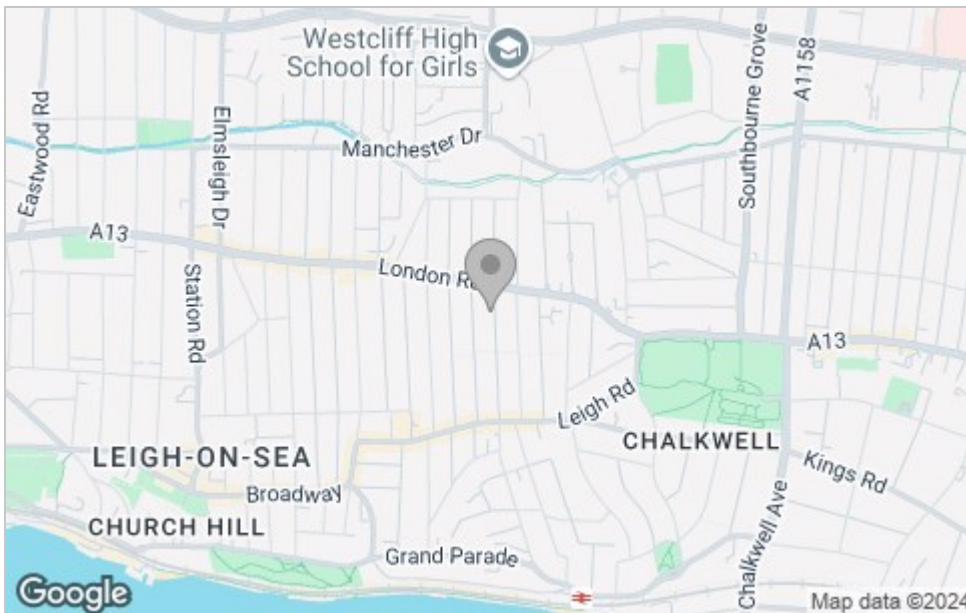
The property had a brand new roof in Summer 2024.



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