



* DIRECT ACCESS TO BELFAIRS WOODS FROM SOUTH-FACING GARDEN * IN AND OUT DRIVEWAY AND TWO GARAGES * FOUR RECEPTION ROOMS AND FOUR DOUBLE BEDROOMS * UTILITY ROOM AND DOWNSTAIRS W/C * This immensely characterful period home is in an enviable position, backing onto Belfairs Woods and with a large sunny south-facing garden. The expansive ground floor accommodation is comprised of; spacious lounge with doors out onto the patio, a formal dining room, morning room or fifth bedroom, modern fitted kitchen-breakfast room with attached utility room, a welcoming hallway and a downstairs w/c. While upstairs, you will find four double bedrooms; master with en-suite, two further doubles and a single with attached office/ walk-in wardrobe, and finally a five-piece family bathroom. To the front, the in-and-out driveway adds a touch of class and the double length garages offer yet more practicality. The showstopping south-facing garden though, is the key selling point for this home, with two loggias (hot tub included), a paved patio, large lawn with mature planting and then a wooded area which leads on to give you direct access to Belfairs Woods itself. The next owners will have huge potential to create their dream home here - this is not one to miss!

- Direct access to Belfairs Woods
- Two garages
- Impressive detached period home
- Four large reception rooms and ample bathrooms with utility room
- Quick access to the A127, amenities and bus links
- South-facing garden
- Ample parking on the in-and-out driveway
- Rare opportunity to purchase a house at this location and of this calibre
- Extended four/five bedroom family home
- Quiet neighbourhood a short drive from Leigh Station and the Broadway

Woodside

Leigh-On-Sea

£1,200,000

Price Guide



5



3



3



E

Woodside



Frontage/Parking

Impressive in and out driveway providing parking for at least four vehicles with additional parking within two garages.

Garages and Workshop

Two garages with up and over front doors, one of which has a separate workshop to the rear housing the boiler, the other has an additional rear up and over door, to be able to drive all the way through to the garden.

Front Porch

Double glazed window to side aspect, access to W/C, radiator, skirting and terrazzo floor tiles.

Downstairs W/C

Obscured double glazed window to side aspect, low-level W/C, radiator, wall-mounted wash basin with chrome taps, terrazzo floor tiles.

Entrance Hallway

Double glazed window to side aspect, storage cupboard, carpeted staircase rising to first floor landing, picture rail, radiator, skirting and impressive original parquet flooring.

Lounge

16'5" x 15'7"

Double glazed sliding doors and sidelights to rear aspect for south-facing garden access, feature fireplace, double radiator, original cornice, picture rail, skirting and carpet.

Dining Room

16'7" x 12'7"

Double glazed window to front aspect, feature fireplace, double radiator, original cornice, plate rail, skirting and original parquet flooring.

Morning Room/Possible Bedroom Five

13'6" x 10'5"

Double glazed door and sidelights to rear aspect for south-facing garden access, double radiator and additional single radiator, coving, picture rail, skirting and original parquet flooring.

Kitchen-Breakfast Room

Two sets of double glazed windows to front aspect as well as an obscured double glazed side door front drive access and a door through to the utility room. Shaker style kitchen units both wall-mounted and base level comprising; eye-level integrated oven and grill with integrated microwave oven, integrated fridge/freezer, integrated Bosch dishwasher, composite 1.5 sink and drainer with waste disposal unit and a chrome mixer tap set into wood effect laminate worktops, four ring burner Samsung induction hob with stainless steel AEG extractor over, three pull-out corner cupboards, a two-seater breakfast bar, two double radiators, built-in pantry cupboard, spotlighting, skirting and Karndean flooring.

Utility Room

10'3" x 8'0"

Double glazed door and window to rear aspect for garden access, wall-mounted and base level kitchen units with a mixture of laminate and stainless steel worktops with two inset sinks, a chrome mixer tap and a tiled splashback, space for further appliances, radiator, loft access, skirting and Karndean flooring.

First Floor Landing

Loft access with ample storage space, picture rail, skirting and carpet.

Master Bedroom

16'6" x 15'3"

Double glazed window to rear aspect overlooking Belfairs Woods, access to the en-suite, built-in wardrobe, double radiator, coving, picture rail, skirting and carpet.

En-suite to Master

9'6" x 4'7"

Obscured double glazed window to side aspect, shower cubicle, low-level W/C, vanity unit with wash basin and chrome mixer tap, chrome towel radiator, partially tiled walls, skirting and wood effect laminate flooring.

Bedroom Two

13'7" x 12'5"

Double glazed window to front aspect, built-in wardrobe, vanity unit with wash basin and chrome taps, radiator, skirting and carpet.

Bedroom Three

13'5" x 10'5"

Double glazed window with views of Belfairs Woods, large built-in wardrobes, vanity unit with wash basin and chrome taps, double radiator, coving, picture rail, skirting and carpet.

Bedroom Four with Office/Walk-in Wardrobe

17'4" > 9'10" x 11'8" > 6'9"

Two double glazed windows to front aspect, built-in wardrobe, two radiators, coving, skirting and carpet.

Five-Piece Family Bathroom

10'4" x 9'10"

Obscured double glazed side window, shower cubicle with drencher head and secondary shower attachment, airing cupboard, bath with brass mixer tap, bidet, low-level W/C, vanity unit with wash basin and brass mixer tap, radiator, coving, fully tiled walls and lino flooring.

South-Facing Garden

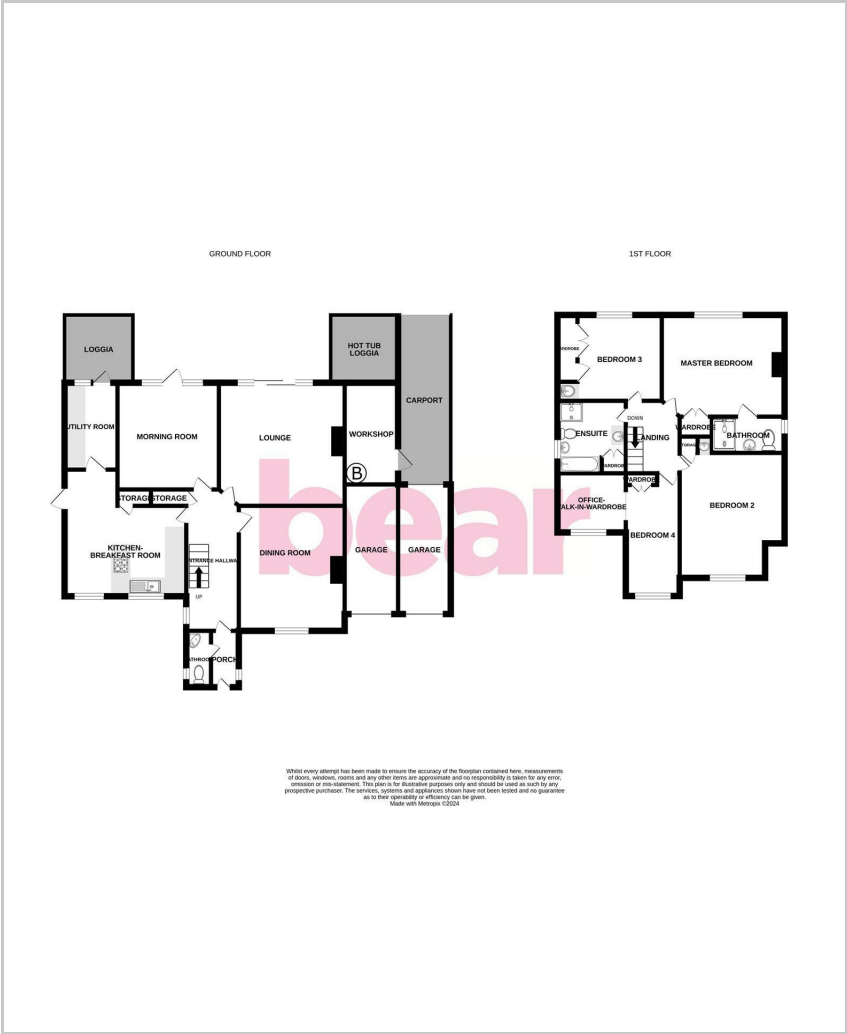
Commences with a paved patio area as well as side access to front of property and access to the garage through up and over rear/front doors, two covered loggias (one with hot tub and one as a bbq station, both have tiled roofs), a large lawn with feature trees and planting borders all around, a large wooded area of the garden and then direct access to the woodlands itself.

Agents Notes

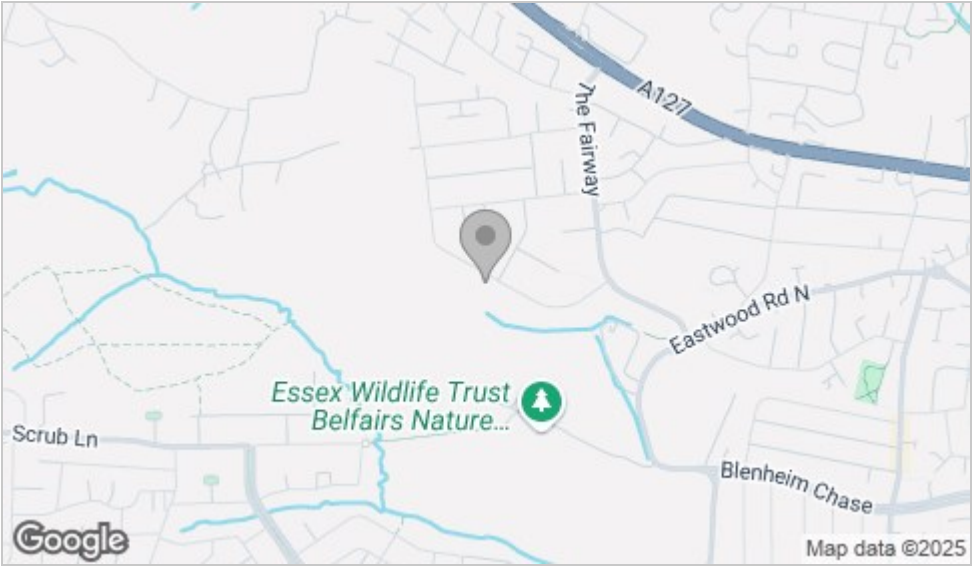
The house currently has an alarm system.



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.

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.

1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 los@bearestateagents.co.uk <http://www.bearestateagents.co.uk/>

Energy Efficiency Graph

