



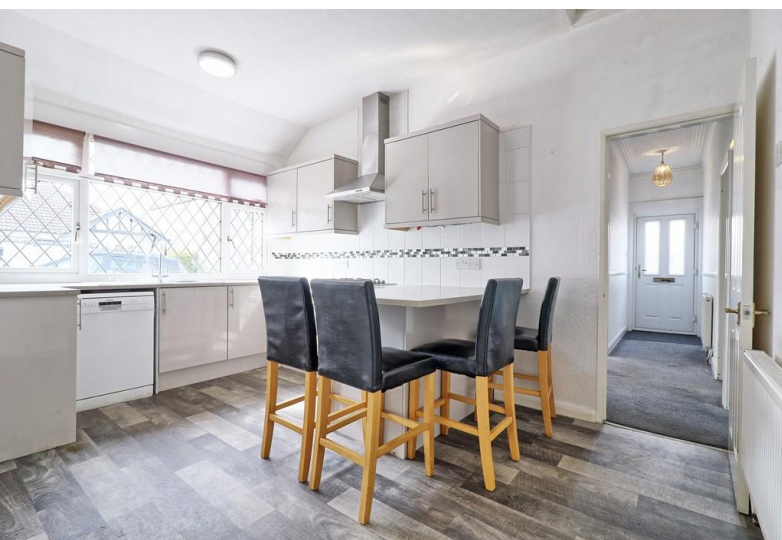
**BROWN & BRAND**



**Woodfield Park Drive**  
Leigh-on-Sea, SS9 1LW

- Two Bedroom Detached Bungalow
- Two Double Bedrooms
- Close to Local Amenities, Chalkwell Train Station And Chalkwell Beach
- No Onward Chain

**Guide Price £475,000 -£485,000**





## Property Description

Guide Price £475,000 -£485,000

Brown and Brand are pleased to offer with no onward chain and situated in this great location for Leigh Broadway and with the great amenities it has to offer, also within catchment for Chalkwell Junior Schools and is just a stones throw away from Chalkwell Park and walking distance from Chalkwell C2C Station. This good size detached two bedroom bungalow offers two double bedrooms, lounge, good size kitchen/breakfast room, utility area, three piece bathroom, good size rear garden with detached garage and ample off road parking. Please call to arrange a viewing.



## ACCOMMODATION

Approached via composite door with decorative glass panels giving access to:

## ENTRANCE HALL

Carpet. Radiator. Dado rail. Textured ceiling with coving. Doors giving access to:

## LOUNGE

13' 7" x 12' (4.14m x 3.66m) Double glazed leadlight windows to front with two smaller windows to side. Carpet. Radiator. Decorative fireplace surround. Textured ceiling with pendant lighting.

## BATHROOM

Three piece suite comprising inset vanity sink units with extra storage cupboards. Extractor fan. Fully tiled walk-in shower. Cushion flooring. Ladder style radiator. Smooth plastered ceiling. Double glazed leadlight window to front.

## BEDROOM ONE

12' 7" x 12' 3" (3.84m x 3.73m) Double glazed leadlight window to rear with decorative picture window to side. Radiator. Carpet. Smooth plastered ceiling with pendant lighting.

## BEDROOM TWO

12' 9" x 9' 5" (3.89m x 2.87m) Double glazed leadlight window to rear with decorative picture window to side. Radiator. Carpet. Smooth plastered ceiling with pendant lighting.

## KITCHEN/BREAKFAST ROOM

14' 4" x 9' 6" (4.37m x 2.9m) Kitchen fitted in a range of wall and base units with contrasting work surface over with worktop extending at one end as a breakfast bar, incorporating one and a half stainless steel sink with mixer tap over. Integrated electric oven with four ring gas hob and extractor fan over. Space for freestanding fridge/freezer and dishwasher. Tiled splashbacks. Cushion flooring. Radiator. Textured ceiling. Loft access. Pantry/storage cupboard housing electric meter and fuse board.

## INNER HALLWAY/ UTILITY ROOM

17' 9" x 4' 5" (5.41m x 1.35m) Double glazed window to rear and half glazed door leading out to rear garden. Plumbing for washing machine. Tiled floor. Cupboard housing boiler. Radiator.





## EXTERNALLY

### REAR GARDEN

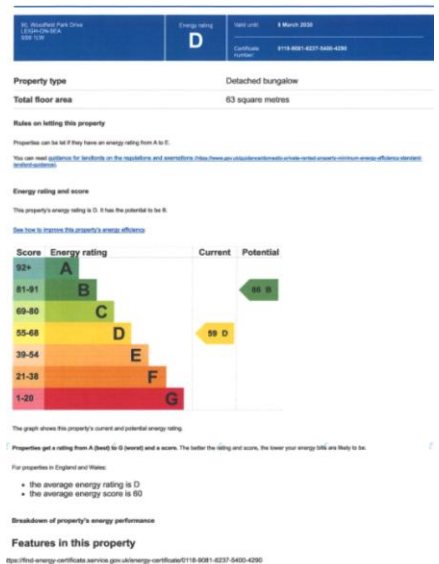
Mainly laid to lawn. Privacy fencing. Mature trees and shrub. Garden shed. Outside tap. Gated side access.

### FRONT GARDEN

To the front a retaining brick wall. Paved area to front with shingle raised borders. Paved driveway for ample parking leading to a detached garage with up and over door.



## Energy performance certificate (EPC)



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.