



**Brown & Brand**



**Woodfield Road**  
Leigh-on-Sea, SS9 1EL

- Three bedroom character house
- Fully re-decorated internally and re-carpeted
- South of the Leigh Road
- No onward chain

**Guide Price**  
**£550,000 to £575,000**







## Property Description

Situated just moments from the vibrant Leigh Broadway with its array of bars, restaurants, and boutique shops, and within easy reach of Chalkwell Station, this well presented three-bedroom mid-terraced home blends period charm with modern comfort and has been fully re-decorated internally and re-carpeted.

The ground floor features a welcoming entrance hallway, a spacious front-facing lounge, and a bright, open-plan kitchen/diner to the rear. French doors provide seamless access to the private rear garden, perfect for entertaining or relaxing. Upstairs offers three well-proportioned bedrooms and a contemporary three-piece family bathroom.

The property is offered with no onward chain, making it an ideal choice for first-time buyers, growing families, or investors alike.

Early viewing is highly recommended to fully appreciate the character and convenience this home has to offer.





## ACCOMMODATION

Approached via obscure double glazed door with obscure double glazed side panelling giving access to

## ENTRANCE HALLWAY

15' 1" x 5' 4" (4.6m x 1.63m) Stairs to floor with under stair storage cupboard. Laminate flooring . Radiator. Dado rail. Coving to ceiling. Door to



## LOUNGE

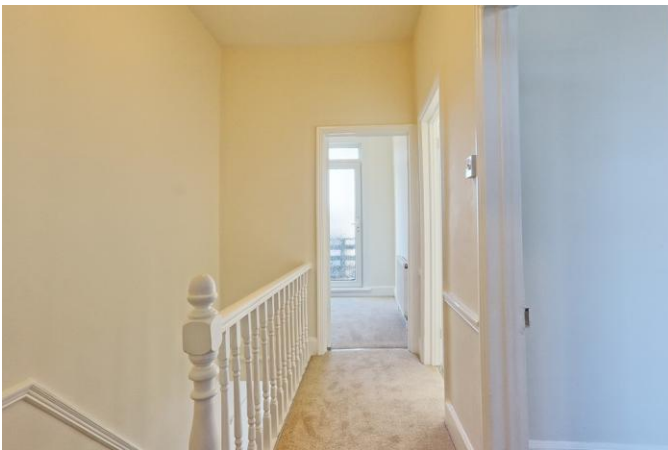
14' 2" x 11' 1" (4.32m x 3.38m) Double glazed bay window to front. Fitted carpet. Smooth plastered ceiling with coving. Feature fire place. Dado rail.

## KITCHEN/DINER

12' 7" x 16' 2" (3.84m x 4.93m)

## DINING AREA

Double glazed French doors to rear. Feature fire place. Storage cupboards. Laminate flooring. Dado rail.



## KITCHEN AREA

The kitchen is fitted with modern units with laminate work surfaces over incorporated. One and a half stainless steel sink unit with tap and drainer. Tiled splash backs. Space for free standing fridge / freezer. Fitted electric cooker with four ring electric hob over and extractor fan above. Cupboard housing wall mounted boiler . Double glazed window to rear. Smooth plastered ceiling.

## FIRST FLOOR ACCOMMODATION

## LANDING

Fitted carpet smooth plastered ceiling with loft access. Door to

## BEDROOM ONE

10' 6" x 14' 5" (3.2m x 4.39m) Double glazed window to front. Fitted carpet, radiator, coving to ceiling and dado rail.





## BEDROOM TWO

12' 4" x 10' 4" (3.76m x 3.15m) Double glazed window to rear radiator fitted carpet smooth plastered ceiling

## BEDROOM THREE

7' 5" x 5' 9" (2.26m x 1.75m) Double glazed door leading to balcony. Fitted carpet. Smooth plastered ceiling.

## BATHROOM

Three-piece suite comprising panel bath with shower attachment WC pedestal wash hand basin, lino flooring double glaze obscure and double glaze window to rear

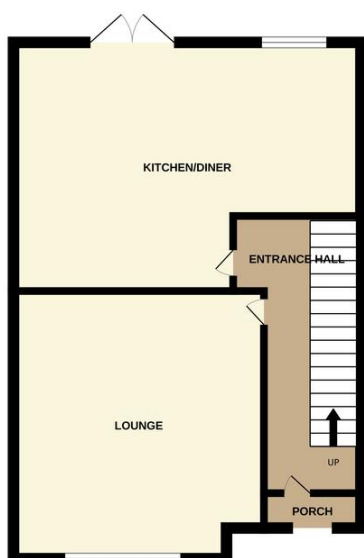
## REAR GARDEN

The garden has a block paved patio area with remainder laid to lawn. Decked area to rear. Privacy fencing. Brick built storage unit and outside toilet.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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