



62 Woodlands Park

# 62 Woodlands Park Leigh-On-Sea Essex SS9 3TW

Home Estate Agents are privileged with instruction to offer for sale this fabulous four bedroom detached house which is positioned within a sought-after Leigh location and has been beautifully extended and modernised by the current owner.

The accommodation comprises; entrance porch, hallway, living room, study, utility room, cloakroom and a contemporary open-plan kitchen/family room to the ground floor with landing, four bedrooms, family bathroom, en suite and a dressing room to the first floor. Externally, this sizeable residence is complimented by paved off street parking to front with an in-and-out driveway, integral garage and a beautifully presented south facing garden to rear.

The property is served by radiator and underfloor heating and offers double glazed windows throughout.

Situated in Woodlands Park in Leigh-on-Sea, this wonderful family home is within close proximity to a number of local amenities which includes nearby seafront, schools, parks, woods and mainline railway station which serves London Fenchurch Street for commuters. Also easy reach is Leigh's fashionable Broadway and its array of bars, cafes, restaurants and popular boutiques.

With excellent internal condition and stylish modern design, we strongly recommend internal viewings to avoid missing out.



#### Entrance Porch

Entrance door into porch comprising large double glazed obscure window to front, carpeted flooring, further door into:

#### Entrance Hall 16'8 x 7'3

Smooth ceiling with pendant lighting, stairs with solid oak balustrade and glass panelling leading to first floor landing, built in storage cupboard, porcelain tiled flooring with underfloor heating, door to:

#### Downstairs WC

Two piece suite comprising wash hand basin bowl with mixer tap set onto vanity unit and low level w/c, double glazed obscure window to front, smooth ceiling with pendant lighting, porcelain tiled flooring with underfloor heating.

#### Open Plan Kitchen Living Space 24'5 x 20'4

#### Kitchen

Bespoke range of floor to ceiling units, centered island with laminate work surfaces above incorporating inset stainless steel sink with mixer tap and boiling tap, integrated oven and combination microwave/oven/grill, five ring induction hob and extractor fan above, integrated tray warmer, integrated dishwasher, integrated fridge/freezer, smooth ceiling with fitted spotlights, porcelain tiled flooring with underfloor heating, open into:

#### Living Space

Double glazed bi-folding doors to rear leading to rear garden, smooth ceiling with fitted spotlights and hanging pendant lighting over dining area, porcelain tiled flooring with underfloor heating.



#### First Floor Landing

Double glazed window to front with bespoke made to measure fitted shutters, smooth ceiling with pendant lighting, loft access, oak balustrade with glass panelling, radiator, carpeted flooring, doors to:

#### Master Bedroom 20'4 x 12'1

Double glazed Velux window to side with remote controlled opening along with blinds that are also controlled from remote, double glazed windows to rear, double glazed door to rear opening to Juliet balcony with glass panelling in front, smooth vaulted ceiling with fitted spotlights and pendant lighting, radiator, carpeted flooring, open into:

#### Dressing Room 8'7 x 7'2

Double glazed Velux window to side, smooth ceiling with fitted spotlights and wall mounted light, fitted shelving, carpeted flooring.

#### Master En-Suite

Three piece suite comprising walk in shower cubicle with wall mounted shower, rainfall shower and handheld attachment, floating wash hand basin with mixer tap set into vanity unit and low level w/c, chrome heated towel rail, heated mirror, extractor fan, smooth ceiling with fitted spotlights and ceiling light, tiled walls, tiled flooring.

#### Bedroom Two 14'4 x 11'6

Double glazed windows to front and rear with bespoke made to measure fitted shutters, smooth ceiling with pendant lighting, radiator, carpeted flooring.

#### Bedroom Three 15'11 x 14'6

Double glazed windows to front and rear with bespoke made to measure fitted shutters, smooth ceiling with pendant lighting, radiator, carpeted flooring.



#### Utility Room 7'11 x 7'9

Range of wall and base level units with roll top work surfaces above incorporating stainless steel sink with mixer tap and drainer unit, space for washing machine, tumble dryer and additional fridge/freezer, built in storage cupboard, double glazed door to side leading to rear garden, smooth ceiling with pendant lighting, porcelain tiled flooring with underfloor heating.

#### Lounge 21'0x 11'6

Double glazed window to front with bespoke made to measure fitted shutters, double glazed sliding patio doors to rear leading to rear garden, smooth ceiling with pendant lighting, carpeted flooring with underfloor heating.

#### Office 13'7 x 8'3

Double glazed window to side, double glazed sliding patio doors to rear leading to rear garden, smooth ceiling with pendant lighting, storage cupboard, porcelain tiled flooring with underfloor heating.

#### Bedroom Four 14'8 x 7'10

Double glazed windows to front with bespoke made to measure fitted shutters, smooth ceiling with pendant lighting, built in wardrobes, radiator, carpeted flooring.

#### Bathroom

Three piece suite comprising panelled bath with mixer taps and wall mounted shower with handheld attachment, concealed cistern wash hand basin with mixer tap and low level w/c, extractor fan, smooth ceiling with fitted spotlights and ceiling light, tiled walls, tiled flooring.

#### Storage Room 9'9 x 7'10

Double doors to front, smooth ceiling with fitted spotlights, concrete flooring, door leading to utility room.

#### Externally

##### Rear Garden

Slab paved seating area stepped down and leading onto lawn with a further block paved seating area, block paved pathway leading to the rear of the garden where you will find another block paved seating area, sleeper raised borders for shrubs, cedar fencing at the rear to create a wall feature with a hidden gate providing access to a hidden storage area in garden with 2 6x10 sheds to remain both that contain power and lighting, timer-controlled low voltage lighting to external shrubs and trees, side gated access to front garden.

##### Front Garden

In and out gravel driveway providing ample off street parking, retained brick wall, lawn area, external lighting, double doors opening to integral storage room, side gated access to rear garden.

##### Solar Heating

A panel/pump system to heat the water in the mega flow cylinder in addition to the conventional boiler according to weather conditions.







### Ground Floor

Floor area 112.8 sq.m. (1,214 sq.ft.) approx



### First Floor

Floor area 88.5 sq.m. (953 sq.ft.) approx



Price £950,000 Freehold

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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.