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57 Woodcote Road

57 Woodcote Road Leigh-on-Sea Essex SS9 3NP

Home Estate Agents are very excited to offer for sale this beautiful four bedroom detached character house which is located in a highly sought after position and has been cleverly extended to provide exceptionally spacious living accommodation.

The accommodation comprises; spacious entrance hall, guest cloakroom, ground floor bathroom, a formal lounge with feature fireplace, a sitting room overlooking the rear garden, study, modern fitted kitchen plus a separate dining room and further utility room.

The first floor benefits from four well appointed double bedrooms including a master bedroom with an en suite shower room plus a further family bathroom.

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landscaped gardens to rear and side, detached garage and off street parking for two cars.

Situated on Woodcote Road, within the heart of Leigh-on-Sea, this fabulous detached house is within close proximity to all local amenities which includes nearby schools, parks, seafront and mainline railway station - serving London Fenchurch Street for commuters. Also within a short stroll is Leigh's fashionable Broadway and its array of bars, cafes, restaurants and popular boutiques.

Accommodation Comprises

The property is approached via part glazed entrance door leading to:

Entrance Hall 17'2 x 9'1

Double glazed lead light windows to front and side aspects, wood flooring, stairs leading to the first floor landing with under stairs storage cupboard, additional built-in storage cupboard, cornice to ceiling, radiator, doors to accommodation off.

Lounge 18'1 (into bay) x 13'11

Double glazed lead light window to front aspect, feature fireplace, coved cornice to ceiling with ceiling rose, radiator.

Kitchen 15'7 x 9'8

Two double glazed lead light windows to side aspect, the kitchen is fitted to include a one and a quarter bowl sink unit with mixer tap



beneath, appliance space and plumbing for washing machine, door to ground floor cloakroom.

Ground Floor Cloakroom 4'4 x 2'7

Double glazed lead light window to side aspect, two piece suite comprising; low level WC, wall mounted wash hand basin, half tiled to surrounding walls, heated towel rail.

Inner Lobby 10'11 x 3'7

Carpeted, cornice to ceiling, doors to:

Study 11'7 x 10'1

Double glazed lead light window to rear aspect, carpeted, coved cornice to ceiling with ceiling rose, radiator, door to utility room.

Ground Floor Bathroom Double glazed lead light window to front aspect, four piece suite comprising; panelled bath, low level WC, wash hand basin with vanity unit beneath, fully tiled shower cubicle, heated towel rail

Family Room 14'5 x 14'4

Double glazed lead light French doors to rear and side aspects, wood flooring, coved ceiling, radiator.

First Floor Landing 15'7 x 9'1

Double glazed lead light window to side aspect, carpeted, loft access, dado rail, doors to accommodation off.

Bedroom One 18'4 x 10'9

Two double glazed lead light window to rear aspect and additional matching window to side overlooking school playing fields, carpeted, extensive range of floor to ceiling built-in wardrobes to one wall,



inset into a range of granite work surfaces with cupboards and drawers beneath, appliance space for 'Range' cooker with extractor hood over, further range of matching eye level wall mounted units, integrated dishwasher, appliance space for American style fridge/freezer, double glazed lead light door to side, further door to utility room and open plan to:

Dining Room 14'3 x 12'

Double glazed lead light bay window to side aspect, wood flooring, picture rail, two wall light points, feature fireplace with inset log burner and tiled hearth, radiator, door to inner lobby.

Utility Room 10'11 (reducing to 5'7) x 6'1

Double glazed lead light window to rear aspect, double glazed lead light door to side, fitted to include an inset sink unit with cupboards

feature fireplace, coved ceiling with two ceiling roses, radiator, door to:

En-Suite Bathroom 8'9 x 6'4

Double glazed lead light window to side aspect, modern suite comprising; panelled bath, wash hand basin with mixer tap, low level WC, cupboard housing boiler (not tested), radiator.

Bedroom Two 16'2 (into bay) x 14'4

Double glazed lead light window to front aspect, wood flooring, coved cornice to ceiling, picture rail, radiator.

Bedroom Three 12'6 x 12'

Double glazed lead light window to side aspect, wood flooring, coved ceiling, picture rail, tiled fire surround, radiator.

Bedroom Four 12'1 x 7'11

Double glazed lead light window to front with door to the balcony, white washed floorboards, picture rail, radiator.

Bathroom 8'6 x 6'6

Double glazed lead light windows to side aspect, panelled bath, pedestal wash hand basin with mixer tap, low level WC, built-in storage cupboard, radiator.

Externally

Rear Garden

The property stands on a generous corner plot with beautifully landscaped gardens to both the rear and side of the property. There are various paved patio areas and lawn areas, detached garage with up and over door, power and workspace with log burner, side access to the street.

Garden Room

With glazed doors, power and lighting connected.









Price £965,000 Freehold

HOME - The Estate Agent of Leigh
 The Old Bank, 26 Broadway, Leigh-on-Sea, Essex, SS9 1AW. Tel: 01702 480033

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