



1 Woodfield Gardens

1 Woodfield Gardens Leigh-on-Sea Essex SS9 1EW

Home Of Leigh are very excited to offer for sale this gorgeous five bedroom semi detached character home situated in one of Leigh's most sought after turnings just off Grand Parade. Located within walking distance of both the Leigh Road and Broadways extensive shops, bars and restaurants as well as being within a short stroll of the beach and mainline station, giving direct access to London Fenchurch Street.

The accommodation comprises; a large and welcoming entrance hall, ground floor cloakroom, a south facing lounge with open fire and a wonderful open plan kitchen, dining and family space to the rear overlooking the garden, whilst to the first & second floors there are five well appointed bedrooms, the top floor master boasting estuary views, an en suite shower room and walk-in closet, plus a large four piece family bathroom located on the first floor.

Externally the property benefits from a fabulous rear garden, set out over two levels offering a great space for outside dining and entertaining, whilst to the front there is a block paved driveway allowing off street parking for several vehicles. Situated in Woodfield Gardens, a quiet cul-de-sac in the heart of



Leigh-on-Sea, this attractive house boasts an excellent location for all amenities which includes the nearby seafront and mainline railway station for commuters. Also within a short stroll is Leigh's fashionable Broadway and its array of bars, cafés, restaurants and popular boutiques.

Accommodation Comprises

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

Entrance Hall 18'11 x 12'1 (max)

A fabulous entrance hall with wood flooring, stairs leading to the first floor landing with under stairs storage cupboard, coved cornice to ceiling with inset spotlighting, part panelled walls, power points, radiator, glazed double doors to the kitchen and doors to cloakroom and lounge.

Guest Cloakroom

Two piece suite comprising; low level WC, wall mounted wash hand basin with mixer tap, part panelled walls, wood flooring smooth plastered ceiling with inset spotlighting.



inset sink unit with mixer tap, smooth plastered ceiling with inset spotlighting, two radiators, door to utility room.

Utility Room 7'11 x 4'11

Fitted with a range of square edge work surfaces to the expanse of two walls with cupboard and drawers beneath, space and plumbing for washing machine and tumble dryer, further range of matching eye level wall mounted units, smooth plastered ceiling with inset spotlighting.

First Floor Landing

Carpeted, stairs leading to the second floor landing, doors to accommodation off.

Bedroom Two 17'1 x 12'

Double glazed windows to rear and side aspects, carpeted, power points, range of fitted wardrobes with ample hanging, shelving and storage, smooth plastered ceiling, radiator.

Bedroom Three 15'4 (into bay) x 12'2

Double glazed bay window to front aspect with fitted plantation shutters, carpeted, power points, coved cornice to smooth plastered ceiling, extensive range of fitted floor to ceiling wardrobes with ample shelving, hanging and storage space, radiator.

Bedroom Four 11'7 x 7'1

Double glazed window to front aspect, carpeted, power points, smooth plastered ceiling, radiator.

Bedroom Five/Study 8'2 x 5'11

Double glazed obscure window to side aspect, carpeted, power points, smooth plastered ceiling, radiator.



Lounge 16'4 x 15'3 (into bay)

Double glazed bay window to front aspect with fitted plantation shutters, carpeted, power points, coved cornice to ceiling with central ceiling rose, feature open fire with attractive surround, two radiators.

Kitchen/Family Room 23'6 x 17'

A fantastic open plan room with double glazed window to rear aspect and additional double glazed French doors to the rear garden. The kitchen is fitted to include a single sink unit with mixer tap, inset into a range of square edge work surfaces which continue to the expanse of most walls with an abundance of cupboards and drawers beneath, space for 'range' cooker with fitted extractor above, further range of matching eye level wall mounted units, central island with matching work tops and cupboards beneath with

Family Bathroom 11'5 x 8'5

A great size bathroom with feature glass brick window to rear aspect, modern four piece white suite comprising; bath with mixer tap, low level WC, fully tiled shower cubicle, half pedestal wash hand basin, tiled flooring, smooth plastered ceiling with inset spotlighting, heated towel rail.

Second Floor Landing

Velux window to front aspect, carpeted, door to:

Master Bedroom 14'6 x 12'5

Four Velux windows to rear and front aspect with fabulous roof top estuary views, carpeted, power points, built-in eaves storage cupboard and matching integrated drawers, radiator, door walk-in closet and en suite shower room.

Walk-in Closet 6'3 x 5'4

Velux window to rear aspect, ample hanging space, carpeted, smooth plastered ceiling.

En-Suite Shower Room 7'9 x 2'11

Two Velux windows, two piece white suite comprising; fully tiled shower cubicle, low level WC, wall mounted wash hand basin, smooth plastered ceiling, radiator.

Externally

Rear Garden

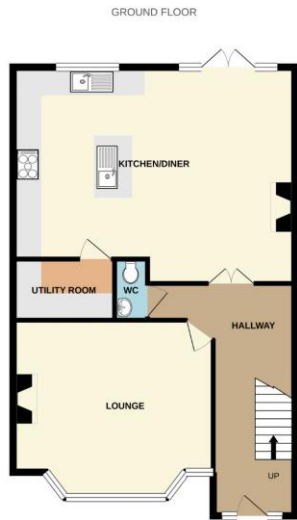
The property benefits from a fabulous rear garden which commences with an attractive paved patio area to the immediate rear with raised flower beds and ample space for outside dining and entertaining. Steps lead up to an area laid with artificial lawn and further raised beds with a further matching paved patio area to the extreme rear again with space for sofas and loungers, garden shed to remain, outside lighting, external tap and side access leading to the front of the property.

Front Garden

The front of the property is block paved providing off street parking for several vehicles.







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Offers Over £900,000 Freehold

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