



37 Woodlands Park



# 37 Woodlands Park Leigh-on-Sea Essex SS9 3TP

Home Estate Agents are privileged with instructions to offer for sale this charming four bedroom detached house, situated in one of Leigh On Seas most sought after tree lined roads and which is within walking distance of Belfairs Woods & Nature Reserve.

The accommodation comprises; entrance hall, ground floor cloakroom, a spacious through lounge, separate dining room and fabulous open plan kitchen/family room which overlooks the rear garden.

There is also a separate utility room and shower room completing the ground floor, whilst to the first floor there is a spacious landing, a four piece family bathroom and four well appointed bedrooms.

Externally the property sits on a generous size plot with a sweeping in and out driveway to the front, offering ample parking facilities and giving access to an attached garage, whilst to the rear there is a great size, secluded garden.



Whilst the property has been cleverly extended over recent years, it still offers huge amounts of scope and potential with the possibility of extending to the side over the garage (subject to the usual planning consents).

Located in the highly sought after 'Woodlands Park' in Leigh-on-Sea, this wonderful family home is just a stone's throw from nearby Belfairs woods and golf course as well as being within easy reach of local schools, station and seafront. Also within close proximity is Leigh's fashionable Broadway and its array of bars, cafés, restaurants and popular boutiques.

## Accommodation Comprises

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

### Entrance Hall 16'9 x 12'2 (max)

Stairs leading to the first floor landing, carpeted, coved and smooth plastered ceiling, floor to ceiling fitted cloaks cupboard with sliding doors, radiator, doors to:

### Ground Floor Cloakroom 6'5 x 2'2

Obscure glazed window to side aspect, low level WC, wall mounted wash hand basin with mixer tap, under stairs storage cupboard, carpeted, smooth plastered ceiling with inset spotlighting, radiator.





**Lounge 28'1 x 10'10**

A great size dual aspect main reception room with double glazed lead light window to front aspect, carpeted, three wall light points, double glazed lead light window to side aspect, two radiators, double glazed lead light windows and door to rear giving access to the garden.

**Dining Room 13'1 x 12'2**

Double glazed lead light window to front aspect, wood flooring, half panel wood to surrounding walls, two wall light points, fitted alcove storage/drinks cabinet, radiator.

**Kitchen/Family Room 23'1 x 19'10**

A wonderful open plan living space with a cool, architectural design benefiting from double glazed angled windows and French doors to



the rear aspect, overlooking and leading out to the rear garden. The kitchen is fitted to include a stainless steel single drainer sink unit with mixer tap, inset into a range of roll edge work surfaces with an abundance of cupboards and drawers beneath, built-in double oven, five ring gas hob with fitted extractor hood above, integrated tall fridge, integrated dishwasher, further range of matching eye level wall mounted units with various glass display units, wine chiller, tiled splash backs, smooth plastered ceiling with inset spotlighting, radiator, doors to garage and ground floor shower room.

**Shower Room 7'6 x 4'1**

Velux window, two piece suite comprising; fully tiled shower cubicle, pedestal wash hand basin with mixer tap and vanity unit, tiled flooring, smooth plastered ceiling with inset spotlighting, vertical radiator.

**Utility Room 13'4 x 7'9**

A great size utility room with double glazed window and door to the rear garden, appliance space and plumbing for washing machine and dryer, stainless steel sink unit with mixer tap inset into roll edge work surface with cupboard beneath, radiator.

**First Floor Landing 14'9 x 7'5**

A spacious landing with double glazed obscure window to side aspect, carpeted, coved and smooth plastered ceiling with access to loft space, radiator, doors to:

**Bedroom One 18'2 x 13'7**

Double glazed lead light window to front aspect, wood flooring, built-in double wardrobe, coved and smooth plastered ceiling, two wall light points, two radiators.





**Bedroom Two 15'4 x 10'11**

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

**Bedroom Three 11'6 x 9'9**

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

**Bedroom Four 8'1 x 7'2**

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

**Bathroom 7'9 x 7'2**

Double glazed obscure window to rear aspect, modern four piece suite comprising; corner Jacuzzi bath with shower over. low level WC, bidet, pedestal wash hand basin with mixer tap, fully tiled to surrounding walls, coved and smooth plastered ceiling with inset spotlighting, vertical radiator.

**Externally**

**Rear Garden**

The property benefits from a great size rear garden commencing with a raised patio area, creating a great space for outside dining and entertaining. The remainder of the garden is neatly laid to lawn with a mature range of flower and shrub borders, summer house, outside lighting, outside water tap, side access to the front.

**Front Garden**

To the front there is a sweeping in and out driveway allowing ample off street parking for several vehicles also giving access to:

**Garage 17'9 x 7'8**

With up and over door, power and lighting connected, personal door to the kitchen and further door to utility room.























TOTAL FLOOR AREA: 2040 sq.ft. approx.  
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Guide Price £1,000,000 - £1,100,000 Freehold

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