



160 Woodside



# 160 Woodside Leigh-on-Sea Essex SS9 4TQ

Home Of Leigh are very excited to offer for sale this incredible three bedroom detached bungalow, which has been beautifully maintained by the current owners and backs directly onto Belfairs Woods & Nature Reserve.

The accommodation comprises; entrance porch, a spacious entrance hall, a stunning open plan lounge, kitchen & dining area with bi fold doors opening out to the west backing rear garden, three great size double bedrooms - two with en suite facilities and a separate utility room.

Externally there is a secluded west backing rear garden with a purpose built garden room and additional shower room, whilst to the front there is ample off street parking for several vehicles.



Situated within Woodside, a prominent and highly regarded area of Leigh-on-Sea, this beautiful residence offers superb positioning for nearby woodland and parks as well as being within easy reach of local schools, seafront, Leigh Broadway and transport links.

## Accommodation Comprises

The property is approached by a part glazed entrance door leading to:

### Entrance Porch

With coved and smooth plastered ceiling wood flooring, radiator. Further door to:

### Entrance Hall 12' x 4'11

A spacious entrance hall with continuation of wood flooring which open up into the living space to the rear, coved to smooth plastered ceiling, radiator with bespoke fitted cover.



#### **Kitchen Area 13'7 x 10'1**

Double glazed window to side aspect with bespoke fitted plantation shutters, modern one and a quarter bowl sink unit with mixer tap inset into a range of worksurfaces and abundance of cupboards and drawers beneath, integrated NEFF oven and matching microwave, integrated dishwasher, AEG four ring electric hob with extractor hood above, central island with matching worksurfaces and cupboards beneath with stool seating around, wood flooring, appliance space for American style fridge freezer.

#### **Utility Room 10'5 x 5'7**

Double glazed door to side aspect, modern sink unit inset into a range of worksurfaces with cupboards beneath, appliance space and plumbing for washing machine and dryer, built in cupboard housing ample storage and wall mounted combination boiler, further range of eye level wall mounted units, wood flooring, coving to smooth plastered ceiling with access to fully boarded loft space with lighting, radiator.

#### **Bedroom One 14'10 x 13'1**

Double glazed bay window to front aspect with bespoke fitted plantation shutters, wood flooring, coved to smooth plastered ceiling, radiator. Door to:

#### **En-Suite Bathroom 10'4 x 5'10**

Double glazed obscure window to side aspect, modern floor standing bath with mixer tap and shower attachment, low



#### **Open Plan Kitchen Living Space 25'10 x 24'9**

A fabulous room with three clearly defined areas as follows:

#### **Living Area 15'8 x 11'5**

Double glazed bi-fold doors to garden, wood flooring throughout, coved to smooth plastered ceiling with inset spotlighting and feature roof lantern, radiator.

#### **Dining Area 22' x 13'1**

Wood flooring, coved to smooth plastered ceiling with inset spotlighting, radiator, door to bedroom three.



level WC, wash hand basin with mixer tap and vanity drawers, fully tiled to walk in shower cubicle, wood flooring, coved to smooth plastered ceiling with inset spotlighting, fully tiled to surrounding walls.

#### Bedroom Two 11'5 x 9'10

Double glazed bay window to front aspect with bespoke fitted plantation shutters, wood flooring, built in double wardrobe, coved to smooth plastered ceiling, radiator. Door to:

#### En-Suite Shower Room 7'11 x 6'11

Double glazed obscure window to front aspect, modern three piece suite comprising; fully tiled walk in shower cubicle, low level WC, wash hand basin with mixer tap and vanity cupboards beneath, wood flooring, fully tiled to surrounding walls, coved to smooth plastered ceiling with inset spotlighting, heated towel rail.

#### Bedroom Three 13'10 x 7'1

Double glazed window to rear aspect with bespoke fitted plantation shutters, wood flooring, coved to smooth plastered ceiling, radiator.

#### Externally

#### Rear Garden

The property benefits from a great sized rear garden backing directly onto Belfairs Woods and commences with an attractive paved patio area to the immediate rear which continues round to the side creating a wonderful outside dining and entertaining area. The remainder of the garden is laid with artificial lawn and enclosed with mature shrub and hedge borders, gated access to the front and further gated access to side leading to woods, outside lighting and access to purpose built garden room with power and lighting.

#### Frontage

Ample off street parking.

























GROUND FLOOR



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Price £750,000 Freehold

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HP1222 Printed by Ravensworth 01670 713330