



57 Woodside

57 Woodside Leigh-On-Sea Essex SS9 4QX

Home Estate Agents are privileged with instruction to offer for sale this fabulous three bedroom detached residence located on a bold corner plot within highly sought after Woodside in Leigh-on-Sea. This attractive Dutch-style house boasts enormous outside space with beautifully presented frontage and large garden to rear which also contains a detached garage and paved driveway.

The accommodation comprises; large entrance hallway, downstairs cloakroom, spacious lounge, dining room, conservatory, kitchen and utility to the ground floor with landing, three bedrooms, family bathroom and a separate w/c completing the first. Externally, this truly unique family home boasts generous space with a beautifully presented entrance lawn to front and a large garden to rear which includes a detached garage and paved off street parking.

The property is served by gas central heating and offers replacement double glazing where mentioned.



We have also be advised by the current owner that there have previously been plans (approved but now expired) to extend the house both to side and rear on both storeys. Therefore providing vast scope and plenty of potential to extend and add value to the property (subject to planning permissions).

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

We strongly recommend internal viewings to avoid missing out on this rare opportunity to acquire a sizeable house with incredible potential to create the perfect family home.

Accommodation Comprises:

Entrance

Entrance door with double glazed opaque window to front into:

Hallway

Laminate flooring, radiator, dado rail, ceiling light, stairs rising to first floor with understairs storage, thermostat. Doors into:

Lounge 16'11 into Bay x 14'11

Engineered wooden flooring, dado rail, picture rail, coved cornice, ceiling light, feature lead light window to side, double glazed bay window to front, two radiators, feature fireplace, two wall mounted lights.



Dining Room 12'10 x 11'11

Laminate flooring, radiator, feature fireplace, ceiling light, coved cornice, feature lead light window to side, double glazed sliding doors leading to;

Conservatory 13'10 x 8'6

Tiled flooring, wall mounted lights, double glazed window and double glazed door both to side leading to garden, two sets of double glazed sliding doors also leading to garden.

Kitchen 11'10 x 8'4

Tiled flooring, radiator, ceiling light, double glazed window to rear, laminate rolled edge worksurfaces with fitted wall and base units, appliances including; one and a half bowl sink with drainer and mixer tap, space for dishwasher, fridge freezer, integrated double oven and Bosch electric induction hob with extractor over. Opening into:



Utility Room 14'5 x 5'3

Tiled flooring, radiator, double glazed doors to front and rear, part tiled walls, ceiling light, laminate rolled edge worksurfaces with fitted wall and base units and inset sink with drainer and taps, space for washing machine and tumble dryer.

Cloakroom

Laminate flooring, WC, wash hand basin with taps, part tiled walls, ceiling light, double glazed opaque window to side.

First Floor Landing

Fitted carpet, dado rail, double glazed opaque window to side, ceiling light. Doors into:

Bedroom One 13'6 x 12'11

Fitted carpet, radiator, coved cornice, ceiling light, double glazed window to front, fitted wardrobes and storage.

Bedroom Two 11'11 x 10'10

Fitted carpet, radiator, ceiling light, double glazed window to rear.

Bedroom Three 12'11 Max x 9'10 Max

Fitted carpet, radiator, fitted storage, ceiling light, double glazed windows to front and side.

Bathroom

Tiled flooring and walls, heated towel rail, storage cupboard, coved cornice, down lights, shower, bath with taps and shower Attachment, wash hand basin and double glazed opaque window to rear.

Separate WC

Laminate flooring, part tiled walls, ceiling light, loft access, radiator, WC, double glazed opaque window to rear.

Externally

Front Garden

Front garden with lawn, shrubs and pathway leading to front door.

Rear Garden

Large rear garden on a corner plot with lawn, shrubs, patio, shed, To the very rear of the garden there is a garage and paved off street parking.





GROUND FLOOR
807 sq.ft. approx.



1ST FLOOR
564 sq.ft. approx.



TOTAL FLOOR AREA: 1371 sq.ft. approx.
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Price: £759,500 Freehold

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