



Yale

45 Woodcote Road

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

Home Estate Agents are excited to welcome you to this charming 4 double bedroom family home located on the peaceful Woodcote Road in Leigh-On-Sea. This semi-detached house boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With two bathrooms, there will be no more morning rush-hour queues!

Situated in a quiet cul de sac, this property offers a serene environment for you to unwind after a long day. The west-facing rear garden is ideal for enjoying the afternoon sun or hosting summer barbecues with friends and family.

Parking will never be an issue with off-street parking and a garage for added convenience. Whether you're a growing



family or someone who loves to have space, this property provides the perfect blend of comfort and functionality. Don't miss out on the opportunity to make this house your home sweet home in the heart of Leigh-On-Sea.

Entrance Porch

Double glazed entrance door, tiled flooring, double glazed window to front, lighting. Further wooden entrance door into:

Hallway

Fitted carpet, double glazed obscure window to front, stairs rising to first floor landing with understairs storage cupboard, radiator, ceiling light. Doors to:

Lounge 14'1 x 13'0

Fitted carpet, double glazed bay lead light and stained glass window to front, feature fireplace with tiled hearth and



Kitchen 17'5 x 9'10

Wooden flooring, tiled splashbacks, two double glazed windows and door to rear overlooking and leading onto the rear garden, rolled edge worksurfaces with wall and base units, sink with drainer and mixer tap, integrated appliances include; four ring gas hob with extractor over, dishwasher, oven & grill and microwave, space for fridge freezer, ceiling light.

Utility Room 9'10 x 5'4

Wooden flooring, double glazed window to rear and double glazed obscure door to side, rolled edge worksurfaces with wall and base units, sink with drainer and mixer tap, space and plumbing for washing machine, space for tumble dryer, ceiling light, extractor.

First Floor Landing

Fitted carpet, loft access, picture rail, two ceiling lights. Doors to:

Bedroom One 15'9 x 12'9

Fitted carpet, double glazed bay window to front, coved cornice, ceiling light, radiator.

Bedroom Two 14'3 x 12'1

Fitted carpet, double glazed window to rear, picture rail, ceiling light, storage cupboard, radiator.



wooden mantle, coved cornice, ceiling rose with light, radiator.

Dining Room 15'4 x 11'4

Fitted carpet, double glazed sliding patio doors to rear leading to garden, feature brick fireplace, coved cornice, ceiling rose with light, radiator.

WC

Laminate flooring, tiled walls, wash hand basin with mixer tap, WC, lighting.

Shower Room

Laminate flooring, double glazed obscure window to front, shower cubicle, wash hand basin mixer tap and storage, WC, heated towel rail, spotlights.

Bedroom Three 13'8 x 12'0

Fitted carpet, double glazed bay window to front, ceiling light, radiator.

Bedroom Four 12'10 x 10'5

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

Bathroom

Laminate flooring, double glazed obscure window to rear, corner bath, wash hand basin with storage under, WC, heated towel rail, spotlights.

Externally

Frontage

Crazy paved driveway with parking for two vehicles, laid lawn, shrubs and flowerbeds.

Garage

Up and over door, concrete flooring, shelving, power & lighting.

Rear Garden

West backing rear garden with crazy paved patio area, laid lawn, shrubs and flowerbeds, mature trees, shed.





GROUND FLOOR



1ST FLOOR



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Price £775,000 Freehold

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