



Brown & Brand



Woodfield Road
Leigh-on-Sea, SS9 1EL

- Three bedroom character house
- Fully re-decorated internally and re-carpeted
- South of the Leigh Road
- No onward chain

£495,000





Property Description

Situated just moments from the vibrant Leigh Broadway with its array of bars, restaurants, and boutique shops, and within easy reach of Chalkwell Station, this well presented three-bedroom mid-terraced home blends period charm with modern comfort and has been fully re-decorated internally and re-carpeted. The ground floor features a welcoming entrance hallway, a spacious front-facing lounge, and a bright, open-plan kitchen/diner to the rear. French doors provide seamless access to the private rear garden, perfect for entertaining or relaxing. Upstairs offers three well-proportioned bedrooms and a contemporary three-piece family bathroom. The property is offered with no onward chain, making it an ideal choice for first-time buyers, growing families, or investors alike. Early viewing is highly recommended to fully appreciate the character and convenience this home has to offer.





ACCOMMODATION

Approached via obscure double-glazed door with obscure double glazed side panelling giving access to

ENTRANCE HALLWAY

15' 1" x 5' 4" (4.6m x 1.63m) Stairs to floor with under stair storage cupboard. Laminate flooring. Radiator. Dado rail. Coving to ceiling. Door to

LOUNGE

14' 2" x 11' 1" (4.32m x 3.38m) Double glazed bay window to front. Fitted carpet. Smooth plastered ceiling with coving. Feature fireplace. Dado rail.



KITCHEN/DINER

12' 7" x 16' 2" (3.84m x 4.93m)

DINING AREA

Double glazed French doors to rear. Feature fireplace. Storage cupboards. Laminate flooring. Dado rail.

KITCHEN AREA

The kitchen is fitted with modern units with laminate work surfaces over incorporated. One and a half stainless steel sink unit with tap and drainer. Tiled splash backs. Space for free standing fridge / freezer. Fitted electric cooker with four ring electric hob over and extractor fan above. Cupboard housing wall mounted boiler. Double glazed window to rear. Smooth plastered ceiling.



FIRST FLOOR ACCOMMODATION

LANDING

Fitted carpet smooth plastered ceiling with loft access. Door to

BEDROOM ONE

10' 6" x 14' 5" (3.2m x 4.39m) Double glazed window to front. Fitted carpet, radiator, coving to ceiling and dado rail.

BEDROOM TWO

12' 4" x 10' 4" (3.76m x 3.15m) Double glazed window to rear radiator fitted carpet smooth plastered ceiling





BEDROOM THREE

7' 5" x 5' 9" (2.26m x 1.75m) Double glazed door leading to balcony. Fitted carpet. Smooth plastered ceiling.

BATHROOM

Three-piece suite comprising panel bath with shower attachment WC pedestal wash hand basin, lino flooring double glaze obscure and double glaze window to rear



REAR GARDEN

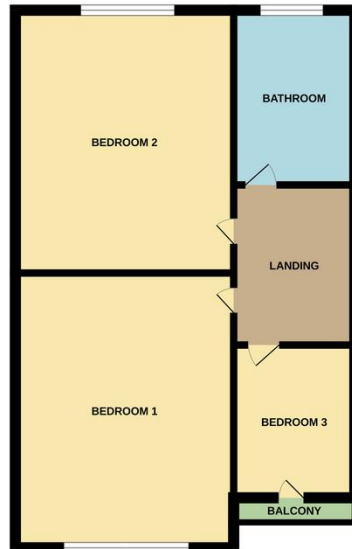
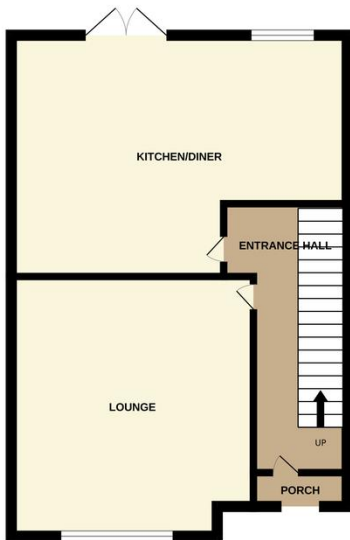
The garden has a block paved patio area with remainder laid to lawn. Decked area to rear. Privacy fencing. Brick built storage unit and outside toilet.

AGENTS DISCLAIMER

Due to the seller never having occupied and only having limited knowledge about the property they have been unable to provide answers to all material information.

GROUND FLOOR

1ST FLOOR



Energy performance certificate (EPC)		
22, Woodfield Road LEIGH-ON-SEA SS9 1EL	Energy rating D	Valid until: 19 April 2030 Certificate number: 2308-2065-6224-7750-0290
Property type	Mid-terrace house	
Total floor area	82 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A to E.		
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).		
Energy rating and score		
This property's energy rating is D. It has the potential to be B.		
See how to improve this property's energy efficiency .		
The graph shows this property's current and potential energy rating.		
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.		
For properties in England and Wales: the average energy rating is D the average energy score is 50		
Score	Energy rating	Current Potential
93+	A	
81-91	B	
69-80	C	
55-64	D	47 50
39-54	E	
21-38	F	
1-20	G	

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix 02026