



80 Woodfield Road

80 Woodfield Road Leigh-on-Sea Essex SS9 1ET

Home of Leigh are excited to introduce this beautifully presented three-bedroom family home, ideally located on the ever-popular Woodfield Road in Leigh-on-Sea. Situated just a short stroll from Leigh Broadway's boutique shops, cafes and restaurants, and moments from Chalkwell Station offering direct links into London, this stunning property offers a perfect blend of style, space, and convenience.

From the moment you step inside, the attention to detail and high-quality finish are immediately apparent. The ground floor boasts a generous, light-filled lounge – the ideal space for relaxing or entertaining. At the heart of the home is a striking open-plan kitchen/diner/family room, complete with a peninsula island and contemporary fittings, seamlessly connecting to the rear garden. A separate utility room and a practical downstairs W/C add further functionality.

Upstairs, the home continues to impress with three spacious double bedrooms, each beautifully decorated and finished to a



high standard. The four-piece family bathroom offers both a separate shower and a bath, providing comfort and versatility for the whole family.

Externally, the property features off-street parking for one to two cars and a good-sized rear garden – perfect for summer entertaining or simply unwinding outdoors. This is an outstanding opportunity to secure a turn-key home in one of Leigh's most desirable locations.

Accommodation Comprises

The property is approached via block paved driveway leading to a storm porch with tiled flooring, ceiling light and composite entrance door leading to:

Entrance Hallway

Wood effect laminate flooring, two double glazed obscure windows to front aspect, stairs rising to the first floor with understairs storage cupboard, ceiling light, radiator. Doors to:

Downstairs WC

Tiled flooring, ceiling light, extractor fan, wash hand basin with vanity storage beneath, tiled splashback, WC, radiator.



Dining/Family Room 12'11 x 9'10

Wood effect laminate flooring, double glazed windows to rear aspect with double glazed French doors leading to the garden, two double glazed Skylights, ceiling light, vertical radiator.

Utility Room

Tiled flooring, double glazed door to rear aspect leading to the garden, ceiling light, extractor fan, wooden worksurface with inset sink and drainer, tiled splashback, eye level wall mounted units, space for washing machine and dishwasher, Ideal combination boiler.

First Floor Landing

Carpeted, ceiling light, access to part boarded and insulated loft via hatch. Doors to:

Bedroom One 14'7 x 11'9

Carpeted, double glazed window to rear aspect, picture rail, ceiling light, fitted wardrobes, radiator.

Bedroom Two 12'2 x 11'9

Carpeted, double glazed window to front aspect, fitted wardrobes, ceiling light, radiator.

Bedroom Three 9'0 x 8'10

Carpeted, double glazed window to front aspect, picture rail, ceiling light, radiator.

Lounge 14'7 x 12'2

Carpeted, coved cornice, double glazed window to front aspect, ceiling light, gas fireplace, radiator.

Kitchen 14'7 x 11'9

Wood effect laminate flooring, spotlighting, vertical radiator. The kitchen is fitted to include a range of base units with Quartz worksurfaces, matching eye level wall mounted units and peninsular island, one and a half sink with drainer, Quartz splashback, integrated AEG oven and AEG four ring induction hob with Bosch extractor over, integrated Bosch dishwasher, AEG fridge freezer with a further AEG freezer. Open to:



Family Bathroom 8'8' x 6'1

Tiled flooring, part tiled walls, double glazed obscure window to rear aspect, bath with shower attachment, tiled shower cubicle, wash hand basin with vanity storage beneath, WC, ceiling light, heated towel rail.

Externally

Rear Garden

Rear garden commences with slate effect porcelain tiled patio area, central lawn section, flowerbed border and small stone patio area to the rear, external wall lighting, water tap, side access to the front of the property, shed (to remain).



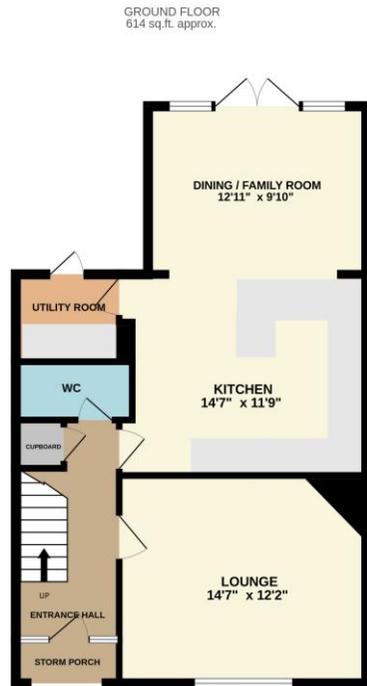












TOTAL FLOOR AREA : 1104 sq.ft. approx.
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OIEO £650,000 Freehold

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