

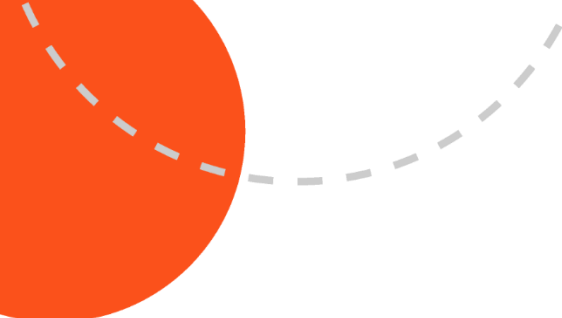


Woodfield Road, Leigh-On-Sea, Essex, SS9 1EL

2 bed terraced house / **Guide Price** £400,000 - £425,000 / t. 01702 555888

**amos**





Offered with no onward chain is this attractive **two bedroom** home in this highly desirable turning within Leigh-On-Sea, boasting charm and character throughout. Having good size lounge, conservatory and modern fitted kitchen together with two bedrooms, a private balcony and three piece bathroom suite to the first floor. Outside there is a private low maintenance rear garden and off street parking to front.

Situated in this convenient location south of Leigh Road a short stroll from local shops, bars and restaurants whilst also being within walking distance to Chalkwell mainline station with direct links into London Fenchurch Street. Excellent local schools are also nearby, the property being within the Chalkwell Infant/Junior school and Belfair's Academy catchments. Viewings Advised.

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## Highlights

- / Charming Two Bedroom Terraced Home**
- / No Onward Chain**
- / Good Size Lounge**
- / Conservatory**
- / Modern Fitted Kitchen**
- / Balcony To Master Bedroom**
- / Three Piece Bathroom Suite**
- / Private Low Maintenance Rear Garden**
- / Off Street Parking**
- / Short Stroll From Leigh Road & The Broadway Shopping Facilities**
- / Walking Distance to Chalkwell Mainline Station**
- / Excellent School Catchments**
- / Great Opportunity**
- / Gas Central Heating**
- / Viewings Advised**

Composite entrance door opening to:

**Entrance Hall** \ Fitted carpet, smooth plastered and covered ceiling, doors to accommodation off.

**Lounge 13' Plus Recess x 12'10** \ Fitted carpet, two radiators, power points, T.V point, thermostat control, understairs storage cupboard, carpeted stairs with timber balustrade leading to first floor, smooth plastered and covered ceiling, windows to rear with central double doors leading to:

**Conservatory 10'1 x 9'8** \ Fitted carpet, upvc double glazed windows to sides and rear, upvc double glazed french doors leading to garden.

**Kitchen 11'10 Into Bay x 8'6** \ Modern fitted kitchen comprising double bowl stainless steel sink and drainer unit with chrome mixer tap inset into range of roll edge worktops with high gloss cupboards and drawers beneath and matching eye level units, integrated oven, inset four ring induction hob with chimney style extractor above, space and plumbing for washing machine, integrated fridge, wood effect vinyl flooring, upvc double glazed square bay window to front, radiator, power points, tiled splashbacks, smooth plastered and covered ceiling.

**Landing** \ Fitted carpet, loft access hatch, smooth plastered and covered ceiling, doors to accommodation off.

**Bedroom One 12'9 x 9'3** \ Upvc double glazed windows to rear, upvc double glazed french doors leading to private balcony, fitted carpet, radiator, power points, T.V point, smooth plastered and covered ceiling, fitted wardrobes.

**Bedroom Two 9'9 x 6'8** \ Upvc double glazed window to rear, fitted carpet, radiator, power points, storage cupboard.

**Bathroom 6'7 x 5'7** \ Three piece suite comprising panelled bath with shower over, push button w.c, pedestal wash basin, tiled walls and flooring, heated towel radiator, smooth plastered



and coved ceiling, upvc obscure double glazed window to rear, extractor.

**Rear Garden** \ A low maintenance rear garden mainly laid to astro turf, fencing to borders, timber shed, outside tap, timber gate providing rear pedestrian access.

**Front Garden** \ Driveway providing off street parking.



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