



Woodside, Leigh-On-Sea

Price Guide £1,200,000

home.

# 22 Woodside

Leigh-On-Sea  
SS9 4QU



- Charming Four Bedroom Detached Family Home
- Magnificent & Secluded South-Facing Plot Measuring Approximately 140' x 90
- Two Large & Separate Reception Rooms
- Modern Fitted Kitchen/Breakfast Room Overlooking The Rear Garden
- Master Bedroom With En-Suite Bathroom
- Two Balconies & Loft Room
- Private & Tranquil Setting With Woodland Views
- Within Easy Reach oof Leigh Broadway, Excellent Schools & Transport Links

## Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

01702 480 033





Home Of Leigh are proud to present this charming four bedroom detached family home which occupies a magnificent secluded south-facing plot measuring approximately 140' x 90' and backing directly onto mature woodland at Belfairs Park.

Internally, the home offers generously proportioned and versatile living accommodation which includes a spacious entrance hall, guest cloakroom, two large and separate reception rooms plus a modern fitted kitchen/breakfast room overlooking the rear garden. To the first floor there are four well appointed bedrooms with an en suite

bathroom to the master bedroom as well as access to a sunny south facing balcony and a principle shower room. There is also a useful loft room providing access to a second balcony.

The extensive rear garden enjoys a highly sought-after southerly aspect, offering a private and tranquil setting with woodland views, creating a wonderful backdrop for outdoor entertaining and family life.

Situated within easy reach of Leigh Broadway's shops, cafés and amenities, together with excellent schools and transport links, this is a truly unique property offering



space, privacy and outstanding possibilities in a prime residential location.

A unique opportunity for family occupation whilst also providing tremendous scope for modernisation, extension or redevelopment, subject to the necessary consents. Properties with plots of this size and position are seldom available, making this an exceptional opportunity for purchasers seeking a home with both character and future potential.

### Accommodation Comprises

The property is approached via a solid wood entrance door leading to:

#### Entrance Porch

8'8 x 5'7

Window to front aspect, carpeted, range of fitted built-in storage cupboards, double glazed French doors leading to:

#### Entrance Hall

16'5 x 12'3

A great size entrance hall with double glazed window to front aspect, wood flooring throughout, feature spiral staircase leading to the first floor accommodation, radiator. Doors to:

#### Ground Floor Cloakroom

6'2 x 2'7

Double glazed obscure window to side aspect. Two piece suite comprising; low level WC, pedestal wash hand basin, fully tiled to surrounding walls, tiled flooring.

#### Lounge

20'9 x 16'5

A great size principal reception room with full width double glazed patio doors to rear overlooking and leading to the garden, wood flooring throughout, coved ceiling with two ceiling roses, feature brick built fireplace with matching hearth and wooden mantle, two radiators.

#### Dining Room

15'5 x 14'10

Double glazed bay window to front aspect, wood flooring, coved ceiling, radiator.

#### Kitchen Breakfast Room

16'2 x 13'11

Double glazed window to rear aspect with adjacent door to garden. The kitchen is fitted to include a modern sink unit with mixer tap inset into a range of square edge worksurfaces with an abundance of cupboards and drawers beneath, freestanding Range cooker with fitted extractor hood above, built-in Bosch microwave, further range of matching eye level wall

mounted units, built-in NEFF dishwasher, appliance space for American style fridge freezer, tiled flooring, coved to smooth plastered ceiling with inset spotlighting. Door to:

#### Utility Room

5'2 x 3'10

Double glazed obscure window to side aspect, appliance space and plumbing for washing machine and dryer, wall mounted boiler (n/t).

#### First Floor Landing

19'5 x 5'10

A great size landing with double glazed windows to front aspect, carpeted, coved ceiling with access to loft space, built-in storage cupboard, radiator. Doors to:

#### Master Bedroom

14'4 plus depth of wardrobe x 12'7

Double glazed window and French doors to rear giving access to a balcony with views over the garden, carpeted, coved ceiling, extensive range of fitted floor to ceiling mirror fronted sliding door wardrobes to the expanse of one wall, radiator. Door to:





### **En-Suite Bathroom**

13'3 x 5'5

Double glazed obscure window to rear aspect. Four piece suite comprising; panelled bath, pedestal wash hand basin with mixer tap, fully tiled shower cubicle, low level WC, tiled flooring, fully tiled to surrounding walls, smooth plastered ceiling with inset spotlighting, heated towel rail.

### **Bedroom Two**

15'9 x 11'10

Double glazed window to front aspect, carpeted, range of fitted wardrobes, coved ceiling, radiator.

### **Bedroom Three**

16'1 x 10'1

Double glazed window to rear aspect, vinyl flooring, built-in storage cupboard, radiator.

### **Bedroom Four**

9'2 x 8'10

Double glazed window to front aspect, carpeted, coved ceiling, radiator.

### **Shower Room**

8'10 x 6'8

Double glazed obscure window to side aspect. Modern three piece suite comprising; fully tiled shower cubicle, wash hand basin with mixer tap with vanity drawers beneath, low level WC, fully tiled to surrounding walls, tiled flooring, smooth plastered ceiling with inset spotlighting, heated towel rail.

### **Loft Room**

17'1 x 8'5

Accessible via a pull down loft ladder. Double glazed patio doors to rear giving access to the balcony overlooking the rear garden, carpeted, built-in eaves storage cupboards.

### **Externally:**

The property sits on an impressive plot measuring approx...? and is approached via sweeping in and out driveway allowing off street parking for multiple vehicles and giving access to a detached garage.

### **Rear Garden:**

To the rear of the property there is an extensive crazy paved patio area to the immediate rear which extends to the side in between the house and the garage. The remainder of the garden is mainly laid to lawn and backs south directly onto Belfairs Woods and is enclosed by mature borders, outside lighting, outside water tap, side access to the front of the property.

### **Detached Double Garage:**

24'8 x 15'8

With electronically operated up and over door, power and lighting connected, personal door to garden.















## Property Details

4 Bedrooms  
3 Bathrooms  
2 Reception Rooms  
House - Detached

Approx. sq ft  
EPC band: D  
Tenure: Freehold  
Council Tax Band: G

£1,200,000

### Interested?

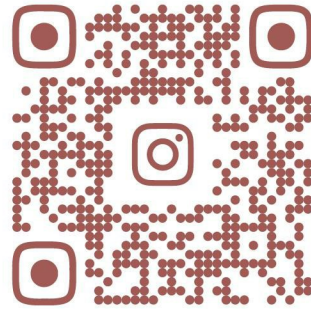
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TOTAL FLOOR AREA: 2006 sq.ft. approx.  
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home.



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