



Positioned in the desirable area of Woodfield Park Drive, Leigh-on-Sea, this spacious five-bedroom detached house offers an ideal family home. With two well-appointed reception rooms, there is ample space for both relaxation and entertaining. The property boasts a convenient downstairs shower room, a family bathroom, and an en-suite attached to the master bedroom, ensuring comfort and privacy for all family members. The exterior features a driveway that accommodates one vehicle, along with a garage for additional parking or storage needs. This home is perfectly situated for those commuting to London, as it is just a short walk to Chalkwell Station, making daily travel a breeze. Located south of the London Road, residents will find themselves mere moments away from the vibrant Leigh Road and Leigh Broadway, where a variety of shopping facilities and local amenities await. This property not only provides a comfortable living space but also offers the convenience of nearby services and transport links, making it an excellent choice for families and professionals alike. Don't miss the opportunity to make this delightful house your new home.

- Spacious fully detached house
- Downstairs shower room, family bathroom and en-suite to master
- Well-sized rear garden and an outbuilding
- Bay fronted lounge
- Walk to Chalkwell Station for London commuters
- Five great-sized bedrooms
- Driveway for one vehicle and a garage
- Large kitchen-diner
- Belfairs Woods and Golf Course close by
- South of the London Road, moments from Leigh Road and Leigh Broadway shopping facilities

## Woodfield Park Drive

Leigh-on-Sea

**£575,000**





# Woodfield Park Drive



## Frontage

Block paved driveway creating parking for one vehicle, attached garage, small brick wall, side access leading to the rear garden, door to:

## Entrance Hallway

17'8 x 2'11

Smooth ceilings with coping ceiling edge in pendant ceiling light, access into all downstairs rooms.

## Front Lounge

14'9 x 13'2

Smooth ceilings with coping to ceiling edge, pendant ceiling light, double-glazed bay window to the front aspect, wall-mounted radiator, feature gas fireplace, carpet throughout.

## Reception Room

11'10 x 9'00

Ceiling with pendant ceiling light, double-glazed window to the side aspect, wall-mounted radiator, carpet throughout.

## Bedroom Three

11'5 x 11'4

Smooth ceilings with coving to ceiling edge in pendant ceiling light, double-glazed bay window to the front aspect, carpet throughout, wall-mounted radiator.

## Bedroom Five

13'05 x 7'08

Smooth ceiling with a pendant light, double-glazed window to the side, picture rails, inset shelving, radiator, carpet.

## Downstairs Bathroom

8'6 x 5'11

Smooth ceilings with insect spotlights, obscure double-glazed window to the side aspect, partially surrounded, bath with shower attachment above, dual flush WC, vanity sink unit with mixer tap, wall-mounted radiator, storage cupboard, tiled floors

## Kitchen-Diner

21'3 x 15'0

Smooth ceilings with pendant ceiling lights, double-glazed stable door leading to rear garden, double-glazed window to the rear aspect, two double-glazed windows to the side aspect.

Kitchen comprises of double but the sink with hot and cold tap, double oven, plumbing for washing machine, integrated dishwasher, tiled floors.

## Dining Room

13'2 x 12'2

Ceilings with pendant ceiling light, stairs to first-floor accommodation, double-glazed sliding door to the rear garden, mounted radiator, tiled floor.

## First Floor Landing

Smooth ceiling with a pendant light, loft access, radiator, carpet, doors to all rooms.

## Bedroom One

31'4 x 11'10

Smooth ceilings with insect spotlights, double-glazed Velux window, modern radiator, opening to dressing room, opening to en-suite.

## En-Suite to Bedroom One

Smooth ceiling with inset spotlights, double-glazed Velux window to the side, feature double-glazed stained glass window to the front, freestanding bath with chrome tap, vanity unit wash basin with patterned tiled splashbacks, modern radiator, wood-effect laminate flooring.

## Bedroom Two

11'02 x 10'05

Smooth ceiling with a pendant light, double-glazed window to the front, radiator, carpet.

## Bedroom Four

9'04 x 8'03

Smooth ceiling with a pendant light, double-glazed window to the rear overlooking the garden, inset shelving, radiator, carpet.

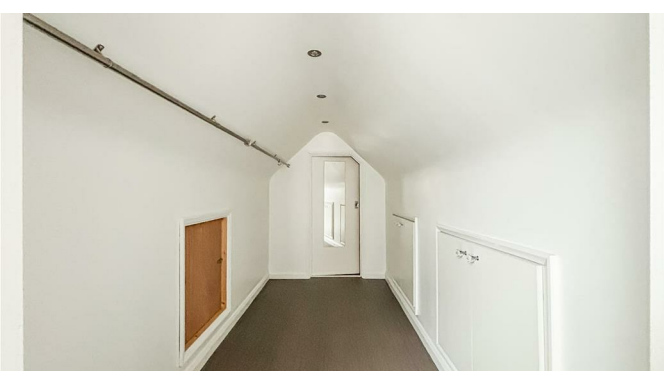
## Bathroom

6'07 x 4'09

Smooth ceiling with inset spotlights, obscured double-glazed window to the side, panelled bath with a shower door and rainfall head, low-level WC, vanity unit wash basin with tiled splashbacks, part-tiled walls, wood-effect laminate flooring.

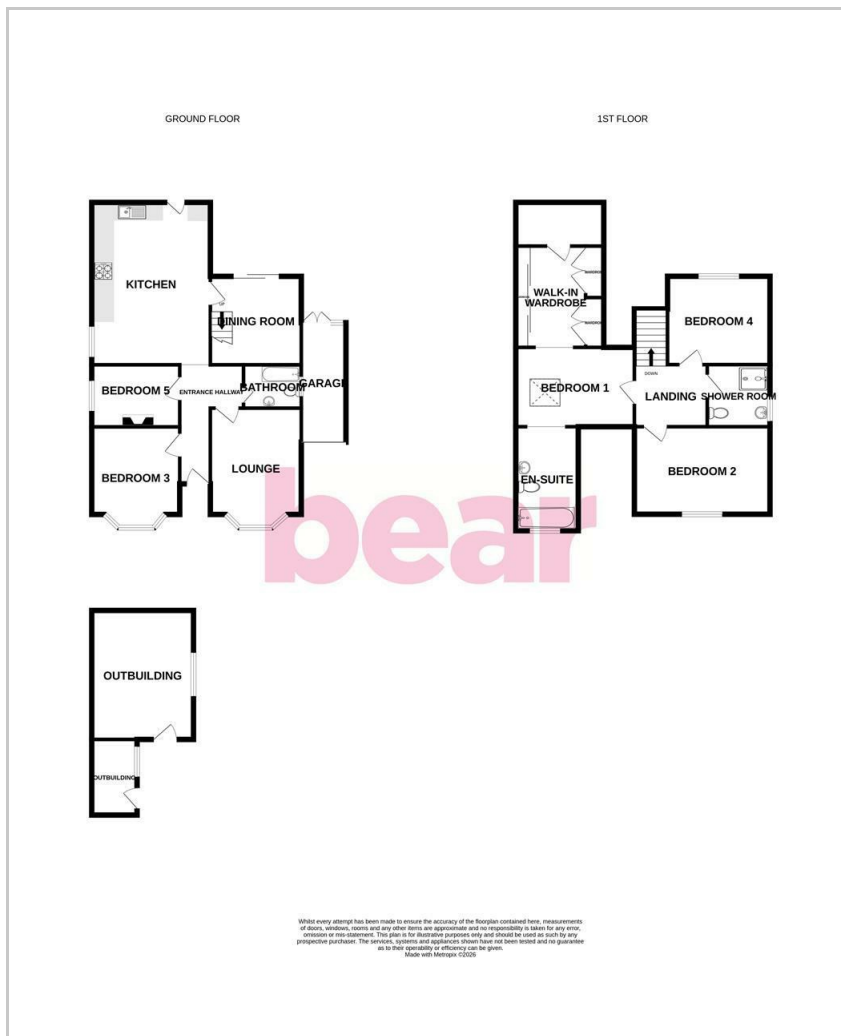
## Rear Garden

Commences a paved patio area with the remainder shingled, raised lawn area, tiled pathway leading to the very rear, mature tree and shrub borders, outbuilding, outside tap, outside lighting.

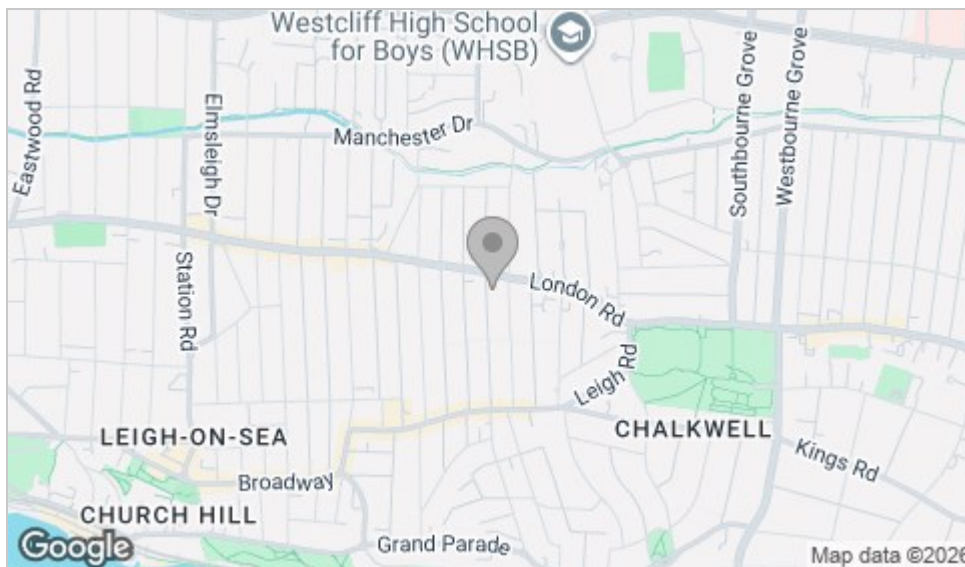




## Floor Plan



## Area Map



## Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1336 London Road, Leigh-on-Sea, Essex, SS9 2UH

Office: 01702 887 496 [los@bearestateagents.co.uk](mailto:los@bearestateagents.co.uk) <http://www.bearestateagents.co.uk/>

## Energy Efficiency Graph

