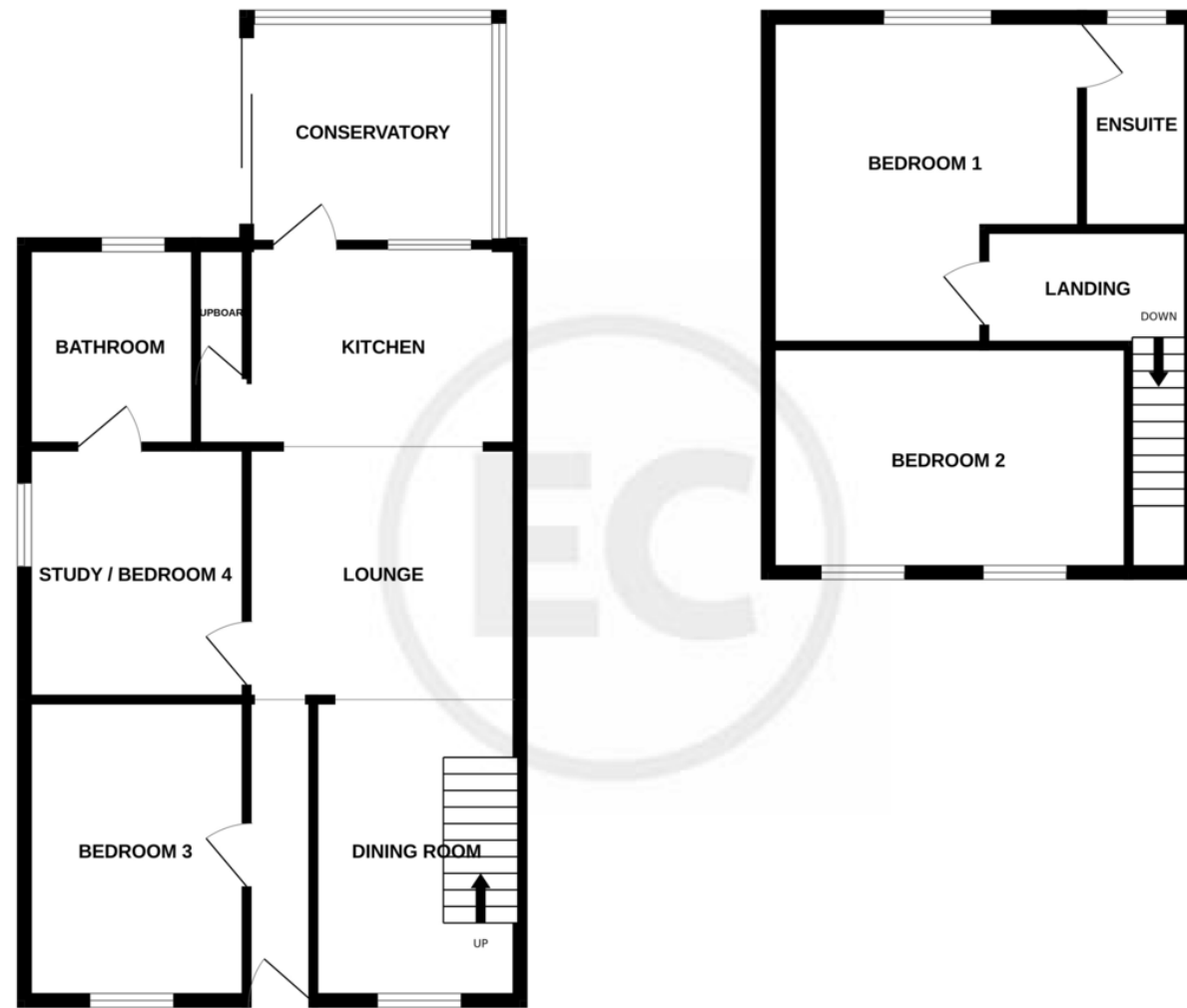


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2023

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**EC Essex Countryside**  
Moving home made easier.



**46 Woodcutters Avenue, Leigh-on-Sea, SS9 4PL - £450,000**



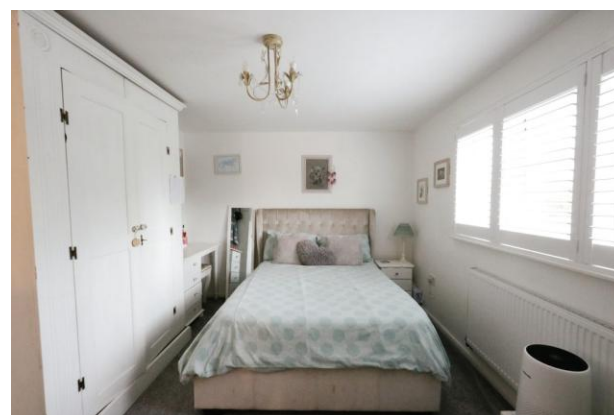
Essex Countryside are pleased to offer for sale this lovely three / four bedroom semi-detached chalet in Leigh-on-Sea, within close proximity to nearby schools, parks, shops and transport routes. This wonderful home boasts off street parking, open-plan living, two bathrooms and a seduced south facing garden to rear.

The accommodation comprises; entrance hall, two bedrooms, bathroom, conservatory and a super open-plan kitchen/living/dining room to the ground floor with landing, two double bedrooms and an ensuite to master. Externally, this impressive residence is complimented by paved off street parking to front and a well-sized seduced south facing garden to rear.



The property is served by gas central heating and offers replacement double glazing where mentioned. Situated in Woodcutters Avenue in Leigh-on-Sea, this fantastic family home is within close proximity to local amenities which includes nearby schools, shops, parks and transport routes.

- SEMI DETACHED THREE / FOUR BEDROOM CHALET
- TWO / THREE RECEPTION ROOMS
- BEAUTIFULLY PRESENTED THROUGHOUT
- MODERN KITCHEN / DINER
- ENSUITE TO MASTER BEDROOM
- CONSERVATORY
- CLOSE TO BELFAIRS WOODS AND GOLF COURSE
- BLOCKED PAVED DRIVEWAY CREATING AMPLE OFF STREET PARKING
- 70' SOUTH FACING REAR GARDEN
- VIEWING HIGHLY RECOMMENDED



**ENTRANCE HALL** 12' 0" x 2' 0" (3.66m x 0.61m) UPVC front entrance door, coved ceiling, laminate flooring, door to the left leading to;

**BEDROOM THREE** 10' 11" x 9' 3" (3.35m x 2.82m) Double glazed windows to front aspect, fitted shutter blinds, coved ceiling, radiator, floor to ceiling fitted wardrobes, carpet to floor.

**KITCHEN-FAMILY ROOM** 29' 11" x 14' 0" > 9' (9.14m x 4.27m)

**KITCHEN AREA** 14' 0" x 8' 0" (4.27m x 2.44m) Double glazed windows and a door to the rear leading into the conservatory area, cupboard housing a Valent wall mounted combination boiler. The kitchen comprises of shaker style wall and base level units with a granite worktop, inset sink with draining grooves, integrated oven with a four ring gas hob, granite upstairs and granite splashback behind gas hob, integrated dishwasher, space for fridge/freezer, lino flooring, opening into;

**LOUNGE AREA** 12' 9" x 10' 0" (3.91m x 3.05m) Coved ceiling, radiator, laminate flooring, opening to;

**DINING AREA** 10' 11" x 9' 3" (3.35m x 2.84m) Double glazed windows to the front with fitted shutter blinds, carpeted staircase to the first floor, radiator, coved ceiling, cupboard housing utility meters, laminate flooring.

**CONSERVATORY** 10' 0" x 7' 10" (3.05m x 2.41m) Double glazed patio doors to the side aspect, double glazed windows to the side and rear, base level units with a rolled edge laminate worktop and a stainless steel sink and drainer, space for washing machine, tumble dryer and fridge/freezer, tiled flooring.

**STUDY / BEDROOM FOUR** 10' 0" x 9' 1" (3.05m x 2.79m) Could be used as a fourth bedroom. Double glazed windows to the side, coved ceiling, radiator, laminate flooring, door to;

**BATHROOM** 7' 4" x 6' 0" (2.24m x 1.83m) Obscured double glazed window to the rear, modern white three-piece suite comprising of a panelled bath with shower over, vanity unit washbasin with a tiled splashback, low-level WC, chrome heated towel rail, fully tiled floors and part tiled walls.

**FIRST FLOOR LANDING** Doors to both bedrooms and carpet to floor.

**BEDROOM ONE** 12' 11" x 8' 11" (3.96m x 2.74m) Double glazed windows to the rear with fitted shutter blinds over looking the rear garden and playing fields, radiator, carpet to floor, door to;

**ENSUITE** 6' 0" x 2' 11" (1.83m x 0.91m) Obscured double glazed window to the rear, double walk-in shower, vanity unit washbasin, low-level WC, lino flooring, extractor fan.

**BEDROOM TWO** 16' 2" x 8' 11" (4.93m x 2.74m) Two double glazed windows to the front, fitted shutter blinds, radiator. carpet to floor.

**FRONT GARDEN** Paved driveway for at least four vehicles, side access to the rear garden.

**REAR GARDEN** 70' South Facing Rear Garden - Commences with a patio area with the remainder laid to lawn with flower and shrub borders, Pickett fence to the rear with a gate giving access to a vegetable patch, summer house, garden shed and greenhouse to rear, outside tap, outside lighting, side access to the front driveway.