

**SCOTT &
STAPLETON**

WOODFIELD ROAD
Leigh-On-Sea, SS9 1EL
£1,850





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AS ENERGY EFFICIENT AS A MODERN HOME! The landlord of this delightful home has undertaken substantial refurbishment works which include high level of additional insulation and other measures to improve the energy efficiency of the property, ultimately saving money on heating bills and making it easier to keep warm.

The property is presented in excellent condition throughout and offers spacious lounge diner, conservatory and newly fitted shaker style kitchen complete with range style cooker. To the first floor there are two double bedrooms plus an additional box room/ study and a large family bathroom with freestanding bath and separate walk in shower. There is also a private rear garden

Situated in sought after position south of Leigh Road and just moments from local amenities, coffee shops and boutiques, Chalkwell station is also a short walk away. Available immediately



Entrance Hallway

Lounge diner

7.62m x 3.15m (25' x 10'4)

Kitchen

4.60m x 2.36m (15'1 x 7'9)

Conservatory

3.40m x 2.59m (11'2 x 8'6)

Stairs and first floor landing

Master bedroom

4.14m x 3.45m (13'7 x 11'4)

Bedroom two

3.35m x 2.64m (11' x 8'8)

Box room/ Study

1.98m x 1.40m (6'6 x 4'7)

