

***To arrange a viewing contact us  
today on 01268 777400***



## **Thorndon Park Drive, Leigh-On-Sea Guide price £550,000**

**Guide Price: £550,000 - £600,000**

Located within the highly desirable Belfair's Estate, this extended three-bedroom semi-detached bungalow is offered with no onward chain. Just a short distance from Belfairs Woods and Golf Course, this home boasts an ideal location, with local shops, schools, and amenities all within easy reach, making it perfect for family living.

The property features three spacious bedrooms, an impressive kitchen/diner, a generous lounge, and a luxurious four-piece bathroom suite. Outside, you'll find a charming rear garden, complete with a versatile outbuilding ideal for use as a home office. The property also benefits from off-street parking and an electric car charging point to the front.

**Viewing is highly recommended!**

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## Hall

### Bedroom One

12'9" x 12'3" (3.90 x 3.75)

### Bedroom Two

10'7" x 9'4" (3.23 x 2.85)

### Bedroom Three

10'7" x 6'8" (3.25 x 2.05)

## Bathroom

### Kitchen/Diner

25'9" x 11'9" (7.85 x 3.60)

### Lounge

18'0" x 12'4" (5.50 x 3.78)

## Garden

### Garden Room

11'5" x 8'2" (3.50 x 2.50)

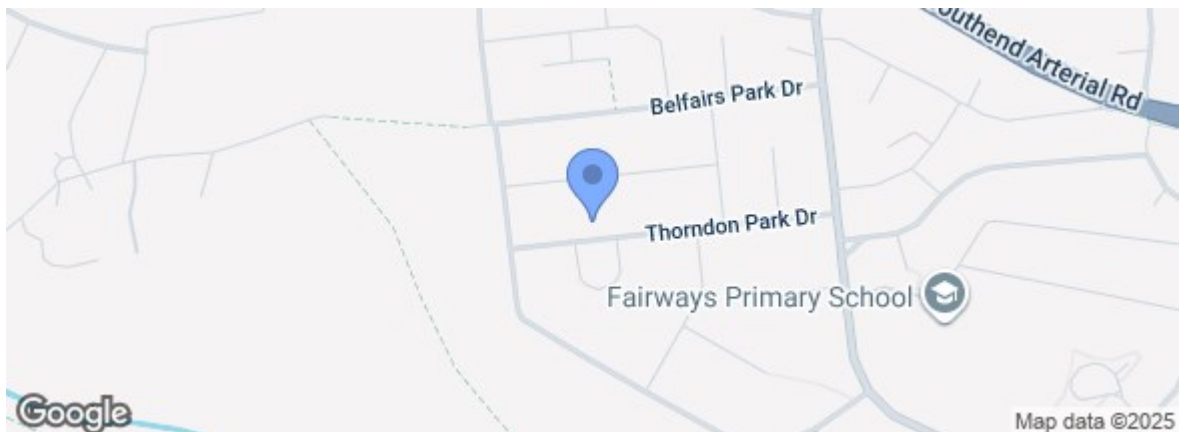


Total area: approx. 103.2 sq. metres (1110.6 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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| Energy Efficiency Rating                                        |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) A                                                     |  |                         | 85        |
| (81-91) B                                                       |  |                         |           |
| (69-80) C                                                       |  | 69                      |           |
| (55-68) D                                                       |  |                         |           |
| (39-54) E                                                       |  |                         |           |
| (21-38) F                                                       |  |                         |           |
| (1-20) G                                                        |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A                                                     |  |                         |           |
| (81-91) B                                                       |  |                         |           |
| (69-80) C                                                       |  |                         |           |
| (55-68) D                                                       |  |                         |           |
| (39-54) E                                                       |  |                         |           |
| (21-38) F                                                       |  |                         |           |
| (1-20) G                                                        |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |



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