

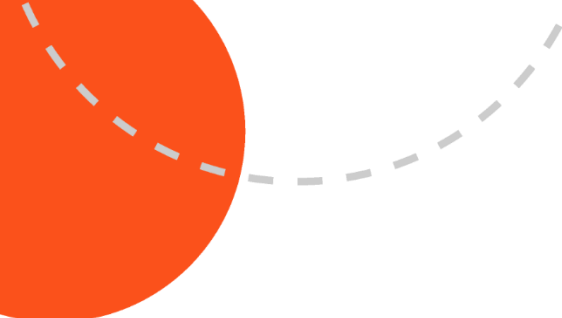


Thames Drive, Leigh-On-Sea, Essex, SS9 2XQ

5 bed semi detached / £750,000 / t. 01702 555888

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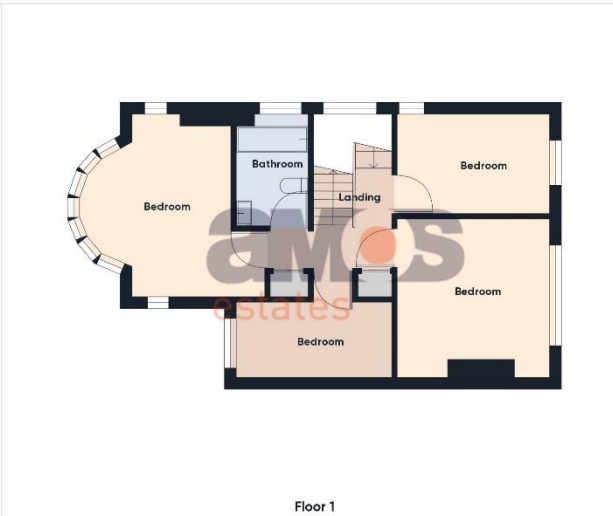
We are privileged to bring to the market this immaculately presented and extended **five bedroom** semi detached family home offering a wealth of charm and character, situated in the ever sought after 'Thames Drive.' Having two large reception rooms, well appointed kitchen with granite worktops and ground floor w.c together with four bedrooms and family bathroom suite to the first floor whilst to the second floor there is a lovely master bedroom with four piece en-suite bathroom. Outside there is a lovely west facing rear garden measuring approximately 65ft in depth, garage and off street parking to front. Also offering excellent scope for further extension (subject to the necessary consent) if so desired.

Situated on the highly regarded Marine Estate a short walk from Leigh mainline station with direct links into London Fenchurch Street, local shops and amenities whilst also being within easy reach of local woodland and Leigh Broadway with its array of bars, pubs and restaurants. Excellent local schools can also be found nearby including being with the Westleigh Primary and Belfair's Academy catchments.

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**A space to
call home.**



Approximate total area[™]

1851.27 ft²
171.99 m²

Reduced headroom

32.72 ft²
3.04 m²

Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Highlights

- / Beautiful & Extended Five Bedroom Semi Detached Family Home
- / Plenty Of Charm & Character
- / Two Large Reception Rooms
- / Well Appointed Kitchen/Breakfast Room With Granite Worktops
- / Ground Floor W.C
- / Good Size Bedrooms
- / En-Suite Bathroom To Master
- / Family Bathroom Suite
- / West Facing Rear Garden
- / Garage
- / Off Street Parking
- / Highly Regarded Marine Estate
- / Short Walk From Leigh Mainline Station
- / Local Shops, Bus Routes & Amenities Close By
- / Westleigh Primary & Belfair's Academy School Catchments
- / Scope For Further Extension (subject to consent)
- / Viewings Advised



Upvc double glazed leadlight entrance door with upvc double glazed leadlight windows adjacent opening to:

Entrance Porch \ Tiled flooring, solid wood entrance door with obscure leadlight stained glass windows adjacent opening to:

Entrance Hall 17'8 x 12'11 'L' Shaped Maximum Measurements \ Wood flooring, radiator, power points, thermostat control, carpeted stairs with timber balustrade leading to first floor, understairs storage cupboard, radiator, smooth plastered and coved ceiling, doors to accommodation off.

Lounge 17'9 Into Bay x 14'2 \ Upvc double glazed leadlight bay window to front, obscure stained glass leadlight windows to side, two radiator, fitted carpet, power points, T.V point, feature fireplace with timber mantle and slate hearth housing gas coal effect fire, smooth plastered and coved ceiling.

Dining Room 15'10 x 12'3 \ Upvc double glaze french doors leading to garden with upvc double glazed windows adjacent and to side, smooth plastered ceiling, plate rail, inset spotlights, three radiators, wood flooring, power points.

Kitchen/Breakfast Room 18'1 x 15'6 Maximum Measurements \ A beautifully appointed kitchen comprising Butler style sink with swan neck tap and moulded drainer inset into range of granite worktops with ample cupboards and drawers beneath and matching eye level units, space for Range style cooker with chimney style extractor above, integrated dishwasher, space and plumbing for concealed washing machine, space for American style fridge/freezer, tiled splashback, tiled flooring, smooth plastered ceiling, USB charging points, power points, under cupboard lighting, wine rack, cupboard housing wall mounted boiler, space for table and chairs, radiator, upvc double glazed windows to rear, upvc double glazed french doors leading to garden, further upvc double glazed door to front leading to outside space (ideal for bin storage) which in turns leads to garage.



Ground Floor W.C \ Two piece suite comprising flush w.c, wall hung wash basin with chrome controls, tiled flooring and walls, radiator, smooth plastered ceiling, radiator, upvc obscure double glazed window to side.

Landing \ Continuation of fitted carpet, upvc obscure double glazed leadlight window to side at half landing, smooth plastered ceiling, radiator, power points, airing cupboard housing tank and shelving, further storage cupboard, carpeted stairs with timber balustrade leading to second floor, doors to accommodation off.

Bedroom Two 15'2 Into Bay Reducing To 12' x 14'2 \ Upvc double glazed leadlight bay window to front with attractive views over surrounding neighbourhood towards the Thames Estuary, laminate flooring, power points, two radiators, smooth plastered ceiling, obscure stained glass windows to either side.

Bedroom Three 12'3 x 11'11 \ Upvc double glazed window to rear, laminate flooring, radiator, power points, smooth plastered ceiling.

Bedroom Four 11'10 x 8' \ Upvc double glazed window to rear, laminate flooring, power points, two radiators, smooth plastered ceiling.

Bedroom Five 12'4 x 6'1 Plus Door Recess \ Currently used as study having upvc double glazed leadlight window to front, fitted carpet, radiator, power points, smooth plastered ceiling.

Bathroom 8'8 x 5'5 \ Three piece suite comprising panelled bath with chrome controls and electric shower over, push button w.c, pedestal wash basin with chrome mixer tap, tiled floor and walls, ladder style heated towel radiator, smooth





plastered ceiling, upvc obscure double glazed window to side.

Second Floor Landing \ Continuation of fitted carpet, upvc obscure double glazed window to side at half landing, smooth plastered ceiling, door to:

Bedroom One 17'8 x 10'2 Plus Wardrobe Depth \ Fitted carpet, radiator, power points, Velux window, upvc double glazed window to rear, eaves storage cupboard, smooth plastered ceiling, range of attractive fitted wardrobes, door to:

En-Suite 8'5 x 6'10 \ Four piece suite comprising shower cubicle with electric shower over, panelled bath with chrome controls, push button w.c, pedestal wash basin with chrome controls, tiled walls and flooring, ladder style heated towel radiator, smooth plastered ceiling, shaver point, extractor, upvc obscure double glazed window to side.



Rear Garden \ The property benefits from a lovely west facing rear garden measuring approximately 65ft in depth. Commencing with patio area providing excellent outside seating facility whilst the remainder is mainly laid to established lawn with well stocked flowerbeds surrounding, fencing to borders, large timber shed (approx. 10' x 8') with power and lighting, outside tap.

Garage \ Personal door to and from rear, double doors to front, power and light connected.

Front Garden \ Block paved driveway providing off street parking.







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The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

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