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

£700,000

We are favoured with instructions to offer for sale this four bedroom semi detached character residence being situated on the sought after Marine Estate, within the West Leigh primary and Belfairs Academy catchment area and offering no onward chain. The property benefits from a West backing rear garden and there is an integral garage and off street parking for multiple vehicles. To the ground floor are three reception rooms, a kitchen breakfast room and a ground floor wc. The first floor offers Four good size bedrooms and a family bathroom/wc. No onward chain.

Hardwood door to:

Entrance lobby 8'4" x 5'6" (2.55 x 1.70)

Tiled flooring, smooth plastered walls, step and panelled leadlight glazed doors to:

Entrance hall 12'7" x 10'2" (3.84 x 3.12)



Carpeted, wallpapered walls, radiator, plate rail, stairs to:

First floor Landing

Doors off onto:

Reception/dining room 19'2" to bay x 12'7" to alcove (5.85 to bay x 3.84 to alcove)



Double glazed leaded window to front with double glazed coloured fan lights over, opaque double glazed coloured leaded windows to side, carpeted, wallpapered walls, stone fireplace with inset electric fire, radiators, TV point.

Lounge 14'1" to bay x 16'5" to alcove (4.30 to bay x 5.01 to alcove)



Bay leaded windows to rear with double doors leading onto and overlooking rear garden, carpeted, wallpapered walls, stone fireplace with gas coal effect fireplace, radiators, opaque coloured leaded panelled windows to front and rear.

Study 9'2" x 8'5" (2.81 x 2.59)

Leaded windows to side with opaque coloured leaded fan lights over, carpeted, wallpapered walls, picture rail, radiator.

Kitchen/breakfast room 16'7" x 10'11" (5.07 x 3.35)



Fitted with a range of cupboard and drawer base units and eye level wall cupboards with rolled top work surfaces and tiled splashbacks, built in four ring gas hob with extractor over, stainless steel sink unit with double bowl single drainer and mixer tap, recess and plumbing for washing machine, space for upright fridge/freezer, built in electric oven with built in microwave over, cupboard housing boiler serving gas central heating and domestic hot water system, tiled flooring, smooth plastered walls, radiator, double glazed leaded windows to side and rear, hardwood stable door leading to rear garden.

Ground floor WC

Closed coupled push button flush WC, wash hand basin, carpeted, part panelled flooring, remainder of walls being smooth plastered, opaque window to side.

Spacious first floor landing

Carpeted, wallpapered walls, opaque coloured leaded windows to side, spacious built in storage cupboard, doors off onto:

Bedroom One 16'7" x 12'7" including wardrobes (5.07 x 3.86 including wardrobes)



Carpeted, wallpapered walls, ample fitted mirrored wardrobes with sliding doors, radiator, opaque coloured leaded secondary glazed windows to side, double glazed leaded windows to front with opaque coloured fan lights, glass panelled double glazed door leading to front balcony.

Bedroom Two 12'2" x 16'4" to alcove (3.73 x 4.99 to alcove)



Double glazed leaded windows to rear and front, carpeted, wallpapered walls, radiator.

Bedroom Three 10'8" x 11'0" to alcove (3.26 x 3.36 to alcove)



Double glazed leaded windows to rear, carpeted, wallpapered walls, radiator.

Bedroom Four 15'9" x 8'4" (4.81 x 2.56)



Double glazed leaded windows to front with opaque coloured fan lights over, opaque double glazed fan lights to side, carpeted, wallpapered walls, radiator.

Bathroom/WC 9'11" max x 6'8" max (3.03 max x 2.05 max)



Fitted with a panelled bath, bidet, pedestal wash hand basin, close coupled WC, independent tiled shower cubicle with electric shower over, tiled flooring, part tiled walls, opaque leaded double glazed window to rear, radiator, tiled flooring, extractor, access to loft.

Externally

Rear garden, approximately 32.6 metres in length commencing with a paved patio area, the remainder being mainly laid to lawn with flower and shrub borders, timber storage shed, fencing to boundaries, side access via timber gate. The front of the property is block paved with parking for multiple vehicles and has an integral garage measuring approximately 4.94 x 2.58 metres.

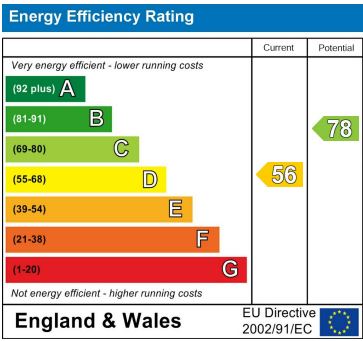
Floor Plan



Area Map



Energy Efficiency Graph



The agent has not tested any apparatus, equipment, fixtures, fittings, or services and so cannot verify that they are in working order or fit for the purpose. You should obtain verification from your Solicitor or Surveyor.