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Estate Agents

* £400,000 - £450,000 * PARKING PLUS AN INTEGRAL GARAGE FOR POSSIBLE CONVERSION * SOUTH FACING GARDEN * EXTENDED TO THE FRONT * QUIET CUL-DE-SAC * Presented in excellent condition throughout and boasting sizeable living accommodation, this three bedroom semi-detached house offers a convenient location within easy access of the A127, Southend University Hospital and Southend Airport. The property is comprised of, a spacious lounge, separate dining room and a well-proportioned kitchen to the ground floor, whilst the first floor benefits from a bathroom complete with three three-piece suite and three bedrooms, all of which are able to accommodate a double bed. In addition, the property also benefits from a mature south-facing garden with a decked seating area, ample off-street parking and an integral garage possible for conversion to yet more living space. The location has amenities nearby and is only a short drive to Leigh Station and the Broadway/Old Leigh. For schooling, you will find Blenheim Primary School and Belfairs Academy within the catchment area.

- Garage with potential for conversion
- Off-street parking
- Quiet cul-de-sac
- Double Glazing

- Short Walk to Bus Stops and amenities

- South facing garden
- Extended to the front
- Gas Central Heating
- Short drive to Leigh Station and the Broadway
- Catchment to Popular Schools

Thornhill

Leigh-on-Sea

£400,000
Price Guide

3   1   2

Thornhill

Frontage
Block paved driveway providing parking for several vehicles, access to integral single garage (opportunity for garage conversion), side access to garden, front garden area, UPVC double glazed front door leading to.

Integral Garage
16'10" x 8'7"
Possibility for conversion to more living space. Pitched roof, utility meters, plumbing for appliances, lighting, workbench, shelving, concrete floor.

Entrance Hall
Spotlighting, base level cupboards, paneled walls, radiator, tiled floor.

Dining Room
16'0" x 12'1"
Spotlighting, carpeted staircase to first-floor landing, radiator with cover, oak flooring, understairs storage cupboard, opening to:

Kitchen-Breakfast Room
11'5" x 10'7"
UPVC double glazed window to front aspect, both base level and wall-mounted shaker style kitchen units comprising; laminate worktops, stainless steel sink and drainer with mixer tap, tiled splashbacks, space for appliances, integrated oven with four ring burner electric hob and extractor above, breakfast bar area, radiator, tiled flooring.

Lounge
21'1" x 10'11"
UPVC double glazed windows to rear aspect and french doors for garden access, feature fireplace with wooden surround and marble hearth, ceiling rose, two radiators, oak flooring.

First Floor Landing
Double glazed window to side aspect, loft access, airing cupboard, carpeted flooring.

Master Bedroom
11'10" x 11'1"
UPVC double glazed window to rear aspect, radiator, carpet.

Bedroom Two
14'1" x 8'11"
UPVC double glazed window to rear aspect, radiator, carpet.

Bedroom Three
8'11" x 8'7"
UPVC double glazed window to front aspect, large built-in wardrobe, radiator, oak flooring.

Three-Piece Family Bathroom
8'1" x 5'1"
Obscured UPVC double glazed window to front aspect, paneled bath with shower over, pedestal wash basin, heated towel radiator, tiled floor and walls.
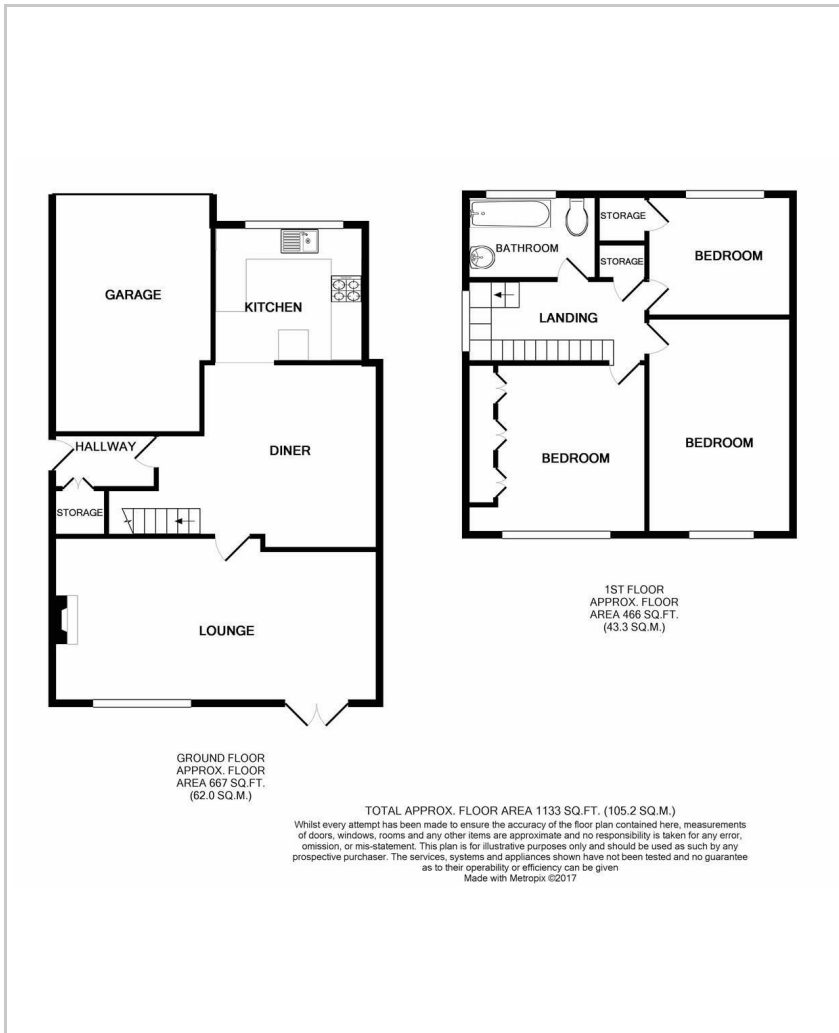
South Facing Garden
Decked seating area with lighting, the remainder is laid to lawn with a shingle border and mature shrubbery, outside tap, access to front of property.
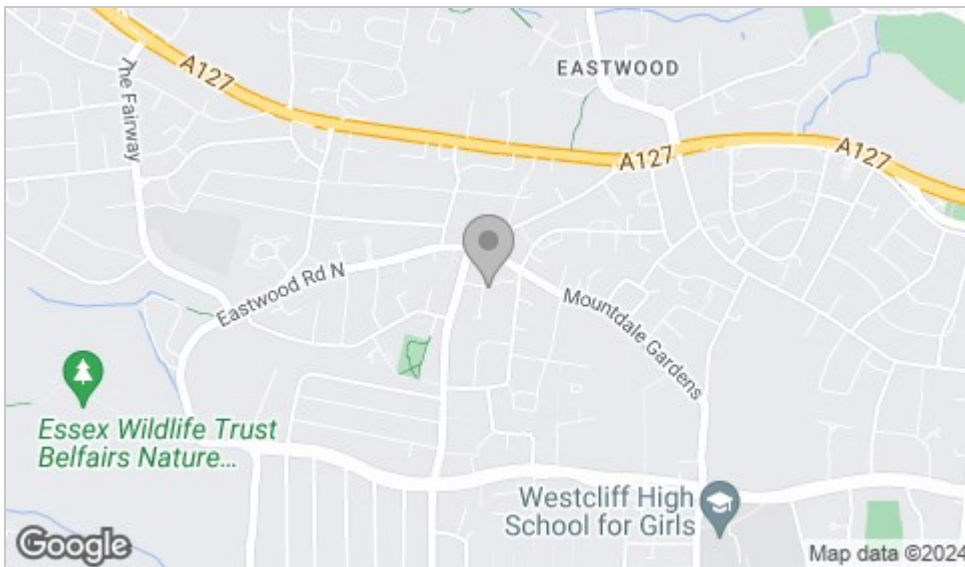
Floor Plan

GARAGE

KITCHEN

HALLWAY

STORAGE

DINER

LOUNGE

GROUND FLOOR
APPROX. FLOOR
AREA 667 SQ.FT.
(62.0 SQ.M.)

BATHROOM

STORAGE

STORAGE

LANDING

BEDROOM

BEDROOM

BEDROOM

1ST FLOOR
APPROX. FLOOR
AREA 466 SQ.FT.
(43.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1133 SQ.FT. (105.2 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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Area Map

Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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_2) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

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