



GUIDE PRICE £775,000 - £825,000* BREATHTAKING TOP FLOOR VIEWS * EXTENDED OVER GARAGE * WEST LEIGH SCHOOL CATCHMENT * MOMENTS FROM LEIGH STATION * HUGE DOUBLE FRONTED PERIOD HOME * MULTIPLE RECEPTION ROOMS AND BATHROOMS * GREAT-SIZED BEDROOMS * WALK TO LEIGH BROADWAY AND OLD LEIGH * This impressive home sits proudly on the 'Marine Estate' and offers accommodation spread across three floors, with five great-sized bedrooms, three reception rooms, feature 'sun room' at the front of the house, two four-piece bathrooms and a downstairs w/c, modern fitted kitchen-breakfast room, tonnes of period character and to top it off - the most incredible views to wake up to from the top floor master-suite, of the Estuary, Kent and across the rest of the Marine Estate. The home is just moments from the Station for commuters, and is a short stroll to Leigh Broadway and the old town, while there are bus links and amenities at the top of the road. For schooling, West Leigh and Belfairs are within catchment and the prestigious grammar schools of the borough are only a short drive away. This home should be viewed to truly appreciate the pristine condition, overall size and the views it offers!

- Moments from Leigh Station for commuters
- West Leigh School catchment area
- Huge double fronted layout
- Three reception rooms and great-sized double bedrooms
- Accomodation spread across three floors
- 'Marine Estate' location
- Short walk to Leigh Broadway and Old Leigh
- Garage and ample parking
- Unrivalled views over the Marine Estate and the Estuary
- Huge amount of period character

Thames Drive

Leigh-on-Sea

£775,000

Price Guide



Thames Drive



Frontage

Block paved driveway providing parking for up to 3 vehicles, planting for privacy from roadside, garden wall, double doors leading through to front porch.

Front Porch

Double glazed leadlight windows to front side aspects, exposed feature brickwork and doorway arch, tiled shelf, original quarry tiled flooring, two original stained glass diamond feature windows through to entrance hall and an original oak front door with obscured glazing.

Entrance Hallway

18'2 x 4'5
Door through to garage, understairs storage cupboard, winder staircase rising to first-floor landing, radiator with decorative wooden cover, picture rail, skirting, wooden flooring.

Kitchen-Breakfast Room/Conservatory

21'6 x 11'3 reducing to 10'
UPVC double glazed windows and French doors to rear aspect overlooking the garden, modern matt grey kitchen units both wall-mounted and base level comprising; four ring burner gas hob with modern extractor over, inset sink and a half with chrome mixer tap and a tiled splashback, stone effect laminate worktops, integrated eye-level microwave and Bosch oven, integrated fridge/freezer, integrated Neff dishwasher, integrated washer/dryer, integrated bin drawer, spotlighting, double radiator, skirting and wooden flooring with underfloor heating.

Lounge-Diner

35' x 11'9
Lounge:UPVC double glazed leadlight bay fronted window, feature fireplace with stone mantle and hearth, two double radiators, picture rail, skirting, carpet (double glazed doors leading through to dining room).
Dining:UPVC double glazed French doors and window creating the rear bay, ceiling rose, picture rail, double radiator, skirting, carpet.

Downstairs W/C

4'5 x 3'3
Obscured window to rear aspect, wall mounted wash basin with traditional chrome taps and a tiled splashback, low-level w/c, radiator, picture, skirting and Victorian tiling.

First Floor Landing and Sunroom

Carpeted staircase rising to second floor with a front sunroom allowing for Estuary glimpses through the UPVC double glazed leadlight bay window, skirting, carpet, radiator and an original Crittall door and window.

Bedroom Two

17'7 x 11'9
UPVC double glazed leadlight bay fronted window, radiator, spotlighting, picture rail, skirting, carpet.

Bedroom Three

13'7 x 11'9
UPVC double glazed window to rear aspect, picture rail, radiator, skirting, carpet.

Bedroom Four/Office

10'2 x 7'8
UPVC double glazed leadlight window to front aspect, built-in wardrobe, picture rail, radiator, skirting, carpet.

Bedroom Five

9'10 x 7'3
UPVC double glazed window to rear aspect, picture rail, double radiator, skirting, carpet.

Four-Piece Family Bathroom

9'9 x 8'10
Two obscured windows to rear aspect, freestanding bath with chrome taps and shower attachment, traditional pedestal wash basin with chrome taps, corner shower cubicle with drencher head and secondary shower attachment, traditional w/c, column style radiator with towel rail, partially tall walls, spotlighting, Victorian floor tiling.

Master Bedroom

17'4 x 12'4
Impressive dual aspect UPVC double glazed windows allowing for views across the Marine Estate and incredible views of the Estuary and Kent, large built-in wardrobes, double radiator and secondary column style radiator, spotlighting, skirting, carpet.

Top Floor Four-Piece Bathroom

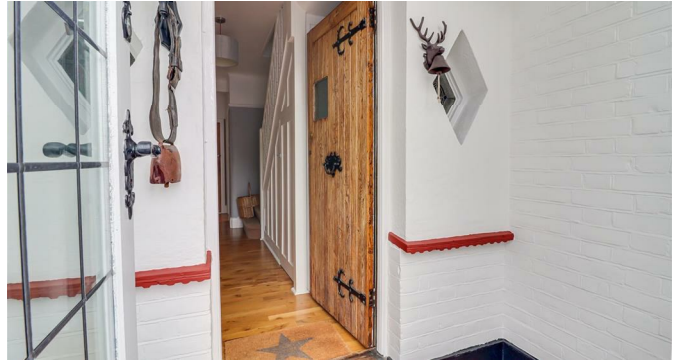
10'3 x 5'8
Double glazed Velux window to side aspect, modern freestanding bath with chrome tap and shower attachment, modern chrome towel radiator, corner shower cubicle, low-level w/c, spotlighting, extractor fan, partially tiled walls, floor tiling.

Rear Graden

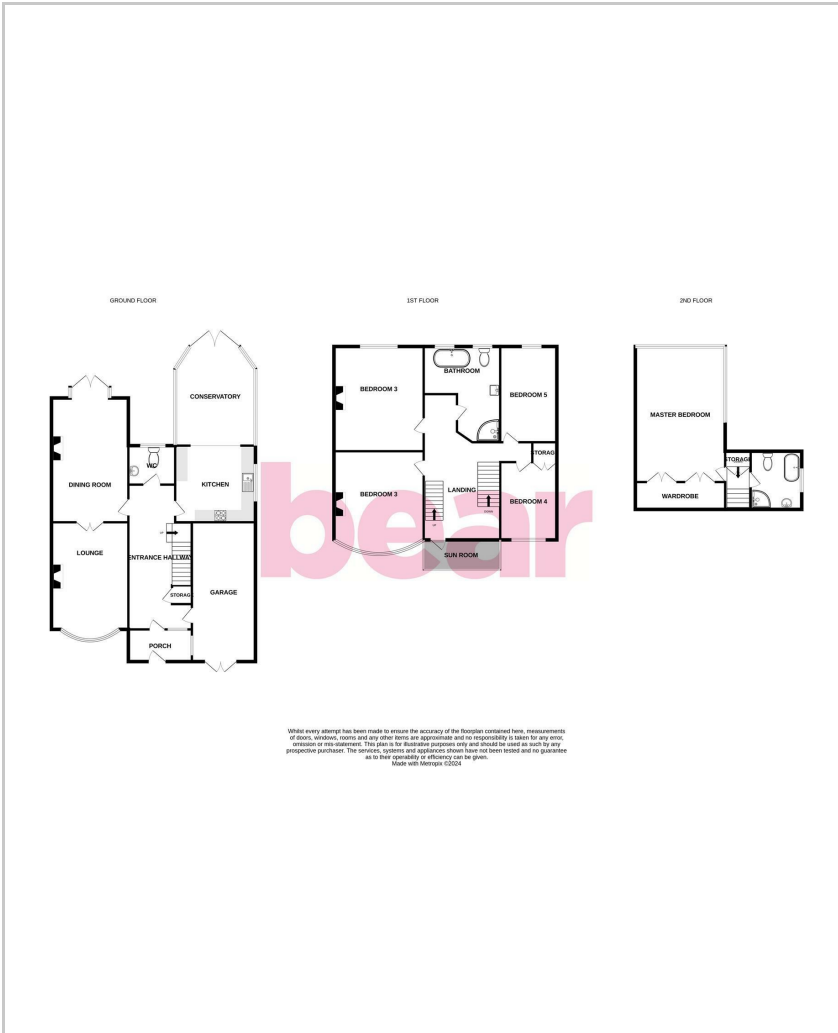
Commences with a paved patio area and a garden wall leading down to planting borders and a mainly laid to lawn garden, with a rear decked seating area and summer house, side access back to front of property with fencing to left and right.

Garage

17'1 x 7'5
Single garage with double doors, internal access to hallway, power, lighting, boiler and a concrete floor.



Floor Plan



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.

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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 CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	