



\* £725,000 - £775,000 \* PARKING \* HUGE DOUBLE BEDROOMS ALL WITH WARDROBES \* MASSIVE FLOORPLAN \* THREE BATHROOMS AND A DOWNSTAIRS W/C \* UTILITY ROOM \* THREE RECEPTIONS AND A KITCHEN-BREAKFAST ROOM \* CLOSE PROXIMITY TO GRAMMAR SCHOOLS \* This executive home boasts a huge amount of internal space, as well as practicalities and ample parking. The accommodation is comprised of; an especially large entrance hall with access to the downstairs WC and the office, there is a formal dining room to the front, a large lounge-diner with a vaulted ceiling to the rear and a bright kitchen-breakfast room with attached utility room. While upstairs, there are four incredibly spacious double bedrooms all with built-in wardrobes, two recently refurbished en-suites and a renovated family bathroom. Externally, there is a large rear garden and space for three vehicles on the block paved front driveway, as well as a space in the integral garage. The home is located on a particularly quiet road with amenities and bus links nearby and quick links to the A127. Leigh Station and the Broadway are only a short drive away and for schooling, Blenheim Primary and Belfairs Academy are within the catchment area, with the prestigious grammar schools a stroll away. This stunning home is available to view now!

- Parking for three
- Three reception rooms plus a kitchen-breakfast room
- Four double bedrooms all with fitted wardrobes
- Utility room and a downstairs W/C
- Short drive to Leigh Station for London commuters
- Integral garage
- Rear extension
- Two en-suites and a family bathroom all completely renovated
- Very quiet location with quick links to the A127
- Short drive to the bustling Leigh Broadway

## Thornhill

Leigh-On-Sea

**£725,000**

Price Guide





# Thornhill



## Frontage/Parking

Block paved driveway providing parking for up to 3 large vehicles with a beautiful feature tree and front lawn, planting, fencing and an overhanging front porch with a composite obscured double glazed front door leading to:

## Entrance Hallway

Large room with a cloak room, carpeted winder staircase rising to first floor landing with storage cupboard underneath, double radiator, coving, skirting and wood effect laminate flooring.

## Downstairs W/C

Obscured UPVC double glazed window to front aspect, low-level W/C, vanity unit with wash basin and chrome mixer tap, radiator, coving, partial wall tiling, skirting and wood effect laminate flooring.

## Garage

Up and over front door which can be automated. Room houses the recently installed boiler.

## Dining Room

11'10" x 10'0"

UPVC double glazed windows to front and side aspects, double radiator, coving, skirting and carpet.

## Office

9'0" x 8'3"

UPVC double glazed obscured side window, radiator, coving, skirting and carpet.

## Lounge-Diner

23'9" x 13'3"

UPVC double glazed French doors and sidelights for garden access as well as four double glazed Velux windows within the vaulted ceiling, there are also two obscured double glazed side windows, a feature fireplace, two radiators, coving, skirting and carpet.

## Kitchen-Breakfast Room

18'0" x 10'0"

UPVC double glazed window to rear aspect, shaker style kitchen units both wall-mounted and base level comprising; composite 1.5 sink and drainer with chrome mixer tap, wood effect laminate worktops with tiled splashback, range cooker with hidden extractor over, integrated dishwasher, space for fridge/freezer, doorway to utility room, spotlighting, plinth lighting, double radiator, skirting and wooden flooring.

## Utility Room

Obscured double glazed composite side door and window for garden access, shaker style wall-mounted and base level kitchen units comprising; integrated washing machine, integrated tumble dryer, composite sink and drainer with chrome mixer tap, wood effect laminate worktops with partial wall tiling, skirting and wooden flooring.

## First Floor Landing

An impressive UPVC obscured double glazed church style window to side aspect, airing cupboard, loft access, coving, skirting and carpet.

## Bedroom One

15'0" x 12'10"

UPVC double glazed rear window, access to en-suite, large set of fitted wardrobes, radiator, coving, skirting and carpet.

## Renovated En-Suite to Bedroom One

9'8" x 4'0"

Obscured UPVC double glazed side window, fully tiled walls with inset shelving, walk-in shower with drencher head and secondary shower attachment, chrome towel radiator, low-level W/C, vanity unit with wash basin and chrome mixer tap, spotlighting, extractor fan and a tiled floor with underfloor heating.

## Bedroom Two

13'7" x 12'11"

Two UPVC double glazed windows to front aspect, built-in wardrobes, access to en-suite, radiator, coving, skirting and carpet.

## Renovated En-Suite to Bedroom Two

9'4" x 3'11"

Obscured UPVC double glazed side window, fully tiled walls with inset shelf, shower with drencher head and secondary shower attachment, wall-mounted mirrored cupboard, chrome towel radiator, low-level W/C, vanity unit with wash basin and chrome mixer tap, coving, extractor fan and a tiled floor.

## Bedroom Three

13'2" x 10'7"

UPVC double guys rear window, built-in wardrobes, radiator, coving, skirting and carpet.

## Bedroom Four

13'2" x 9'10"

UPVC double glazed windows to front aspect, built-in wardrobes, radiator, coving, skirting and carpet.

## Refurbished Three-Piece Family Bathroom

9'8" x 7'2"

Obscured UPVC double glazed side window, bath with drencher head and secondary shower attachment, fully tiled walls with inset shelf, low level W/C, anthracite towel radiator, vanity unit with wash basin and chrome mixer tap, coving, extractor fan and a tiled floor.

## Loft Space

Large loft room which would be perfect for conversion subject to planning, it is currently fully boarded and insulated.

## Rear Garden

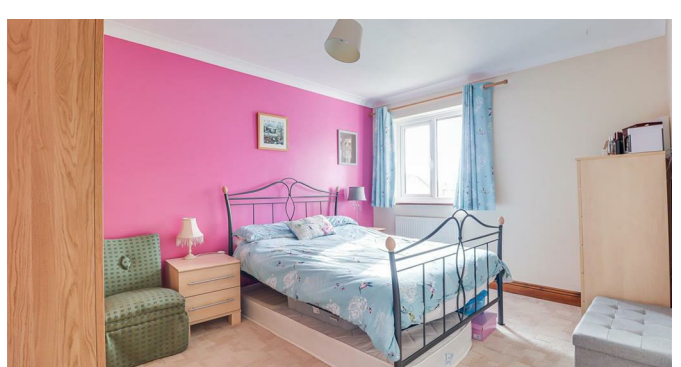
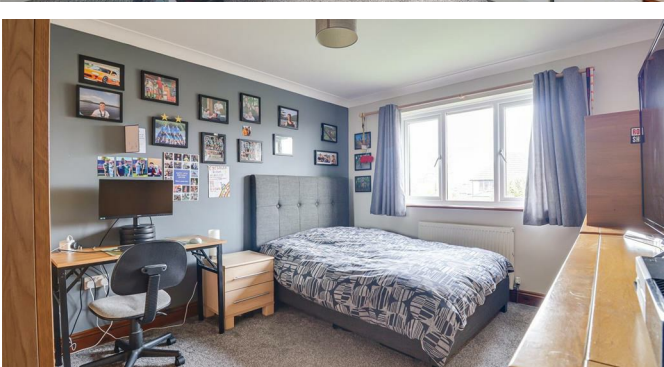
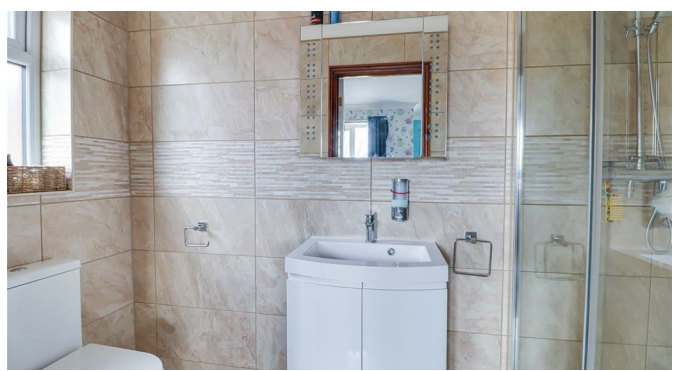
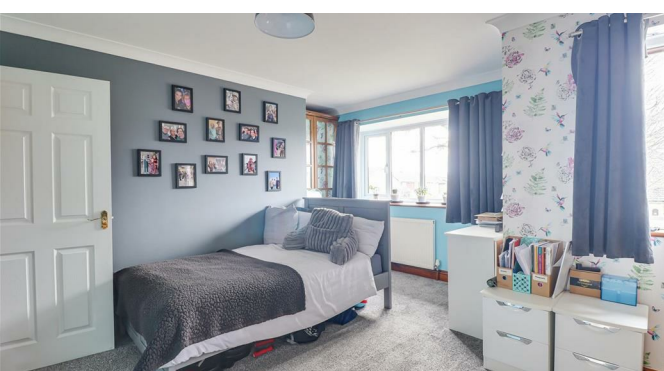
Block paved seating area with a decked seating area in addition, mature planting border, rear vegetable patches with fencing all around and an impressive sized lawn, as well as side access.

## Agents Notes

All exterior door and window double glazing has been renewed in recent years.

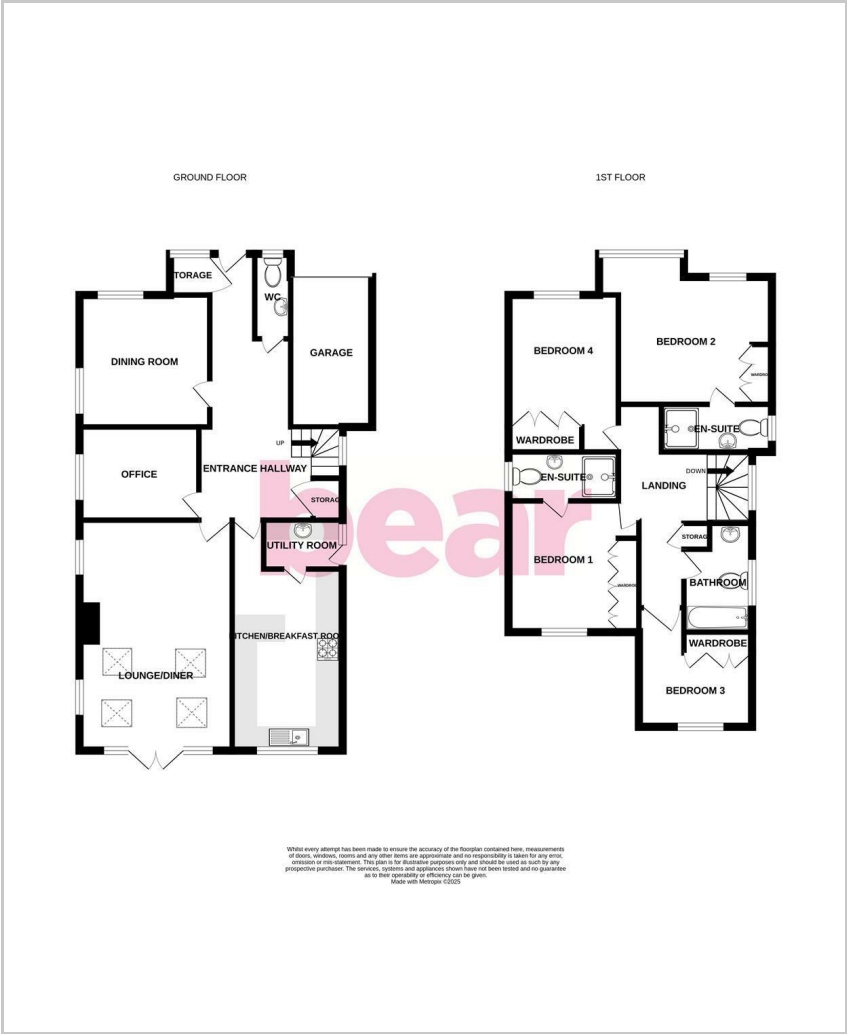
The family bathroom and both en-suites have just been renovated.



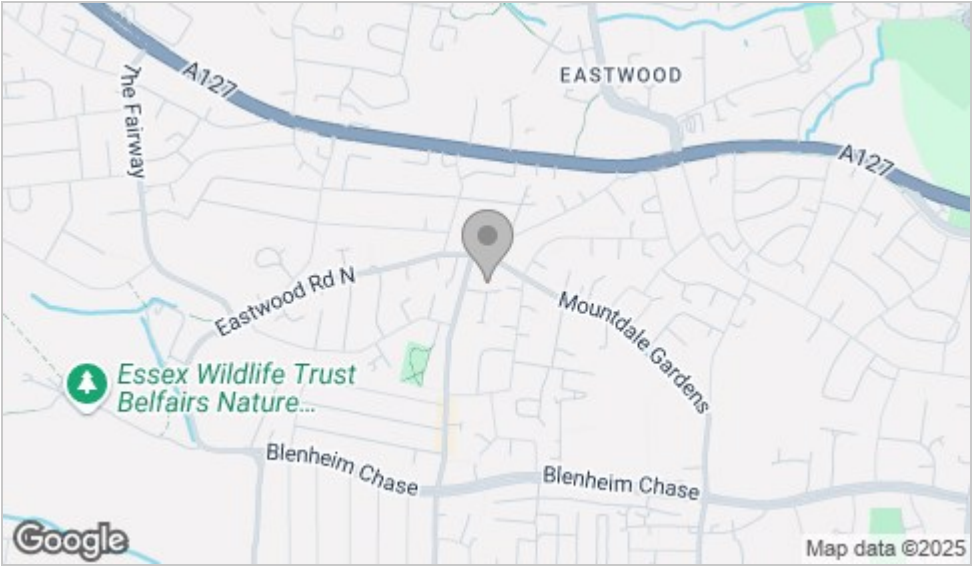




# Floor Plan



# 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

