



5 Thames Drive, Leigh

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

Home Estate Agents are pleased to offer for sale this sizeable four bedroom semi-detached house located within the desirable 'Marine Estate' in Leigh-on-Sea. This fabulous family home provides approximately 1,544 sq ft of accommodation, set over three floors, which includes three reception rooms and two bathrooms. This wonderful residence is further complemented by paved off street parking, garage to side and a private west facing garden to rear and being within the Westleigh School catchment.

The accommodation comprises; entrance porch, hallway, lounge, dining room, kitchen and conservatory to the ground floor with landing, three bedrooms, modern family bathroom and a separate w/c to the first. The property has also been extended to the second floor which contains a further double bedroom and a contemporary en suite shower room. Externally, this fantastic semi-detached house provides a private west facing garden, garage to side and paved off street parking to front.

The property is served by gas central heating and offers replacement double glazing as mentioned.



Situated on Thames Drive, within the sought-after 'Marine Estate' in Leigh-on-Sea, this impressive residence is within close proximity to local amenities which includes; woods, seafront, schools and mainline railway station for commuters. Also within easy reach is Leigh's fashionable Broadway and its array of bars, cafés, restaurants and popular boutiques.

With approximately 1,544 sq ft of accommodation, set over three floors, we strongly recommend internal viewings to avoid missing out on this sizeable family home.

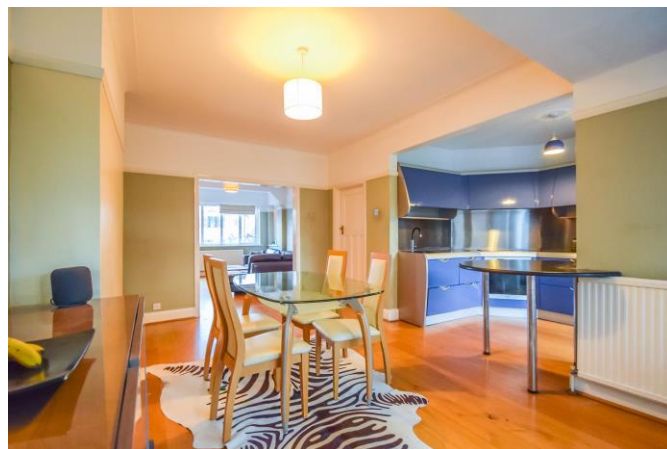
Accommodation Comprises:

Entrance Porch

Tiled flooring, ceiling light, double glazed window to side and double glazed French doors to front. Solid wooden door leading to:

Hallway

Amtico flooring, radiator, lead light opaque window to front and double glazed lead light opaque window to side, stairs rising to first floor, understairs storage with utility cupboard and space for washing machine, thermostat, picture rail, coved cornice, ceiling light. Doors leading to:



Lounge 15'7 x 13'3 Max

Amtico flooring, radiator, feature fireplace, picture rail, ceiling light, double glazed lead light windows to front and lead light window to side. Opening into:

Kitchen Diner

Dining Area 16'11 x 10'11

Amtico flooring, radiator, picture rail, coved cornice, ceiling light, double glazed window to rear and double glazed French doors leading into conservatory.

Kitchen 12'5 x 8'0

Amtico flooring, base, Pininfarina designed kitchen with drawer and cupboard units, granite worksurfaces and matching eye level wall



cabinets, underlighting, Miele integrated oven with four ring hob with extractor over, further Miele combi oven/microwave with Miele coffee machine above, Miele integrated dishwasher, SMEG fridge freezer, Franke sink with mixer tap, ceiling light, radiator, double glazed French doors leading to garden.

Conservatory 11'4 x 10'11

Laminate flooring, surrounding double glazed windows, double glazed French doors leading to garden, ceiling fan light, radiator.

First Floor Landing

Fitted carpet, feature double glazed opaque lead light window to side, picture rail, ceiling light. Doors leading to:

Bedroom One 12'10 x 12'4 Max

Fitted carpet, radiator, ceiling light, part coved cornice, storage cupboard, double glazed lead light windows to front.

Bedroom Two 12'5 x 11'1

Fitted carpet, radiator, picture rail, ceiling light, double glazed window to rear.

Bedroom Four 9'2 Max x 7'0

Laminate flooring, radiator, picture rail, ceiling light, lead light windows to front and side.

Bathroom

Tiled flooring with underfloor heating, tiled walls, down lights, extractor, double glazed opaque window to rear, heated towel rail, natural stone freestanding bath with mixer tap and shower attachment, WC, double shower, wash hand basin with mixer tap

and vanity unit, wall mounted mirrored cabinet, HD waterproof TV (Sky Q ready)

Separate WC

Laminate flooring, ceiling light, WC, wash hand basin with mixer tap, tiled splashbacks, double glazed opaque window to side.

Second Floor Landing

Bedroom Three 12'5 x 12'3 Max x 9'5 Min

Fitted carpet, radiator, down lights, stairs rising from first floor, double glazed windows to rear. Door leading to:

En-Suite Shower Room

Walk in shower, WC, wash hand basin with mixer tap and vanity unit, wall mounted mirror, heated towel rail, down lights, extractor.

Externally

Front Garden

Paved front garden providing off street parking leading to garage with power and lighting housing boiler.

Rear Garden

West facing rear garden measuring approx 70ft with paved patio, lawn, shrubs and shed.







TOTAL FLOOR AREA: 1544 sq.ft. approx.
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Guide Price: £695,000 Freehold

HOME - The Estate Agent of Leigh
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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

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