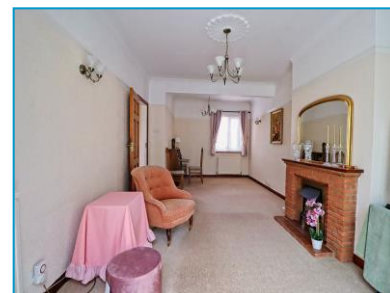




**MORGAN  
BROOKES**  
ESTATE AGENTS  
HELPING YOU GROW



## Thorndon Park Drive, Leigh-On-Sea



**Morgan Brookes believe** - This delightful two bedroom semi detached bungalow offers bright & spacious living throughout with a 22' living room, 14' conservatory and separate utility room. The property is located on the popular Belfairs estate and is within close proximity to Belfairs Golf Course & Woods.

**Our Sellers love** - Being in a quiet location within easy access of local amenities, A127 and only a short distance to Old Leigh with its abundance of boutique shops, eateries and the seafront.

### Key Features

- Guide Price £450,000 - £475,000.
- Sought After Location.
- Double Garage.
- Delightful Semi Detached Bungalow.
- No Onward Chain.
- Two Bedrooms.
- Potential To Extend Subject To Planning Permission.
- 22' Living Room.
- Call Morgan Brookes Today!
- Conservatory & Utility Room.

**Guide Price £425,000 -  
£450,000**

# Thorndon Park Drive, Leigh-On-Sea

## Entrance

Double glazed panelled door to:

## Hallway

17' 11" x 4' 7" (5.46m x 1.40m)

Radiator, loft access, carpet flooring, doors to:

## Bedroom 1

13' 4" x 10' 11" (4.06m x 3.32m)

Double glazed bay window to front aspect, obscure double glazed window to side aspect, radiator, carpet flooring.

## Bedroom 2

10' 1" x 8' 8" (3.07m x 2.64m)

Double glazed window to side aspect, radiator, carpet flooring.

## Separate WC

5' 11" x 2' 5" (1.80m x 0.74m)

Obscure double glazed window to side aspect, low level WC, radiator, tiled flooring.

## Shower Room

5' 11" x 5' 10" (1.80m x 1.78m)

Obscure double glazed window to side aspect, vanity wash hand basin, shower cubicle with raised shower system, heated towel rail, tiled flooring.

## Kitchen

9' 5" x 9' 4" (2.87m x 2.84m)

Double glazed windows to rear aspect, fitted with a range of wall and base mounted units, work surfaces incorporating 4 point electric hob, fitted oven, space and plumbing for appliances, tiled flooring, double glazed panelled door to:

## Utility Room

8' 5" x 2' 10" (2.56m x 0.86m)

Double glazed windows to three aspects, double glazed door to rear garden, space and plumbing for appliances, tiled flooring.

## Living Room

22' 5" x 10' 11" (6.83m x 3.32m)

Double glazed window to front aspect, brick built fireplace, two radiators, coving to smooth ceiling, carpet flooring, double glazed sliding door to:

## Conservatory

14' 1" x 8' 3" (4.29m x 2.51m)

Double glazed window to rear aspect, radiator, tiled flooring, double glazed French doors to:

## Rear Garden

Paved seating area, the remainder being laid to lawn with flower and shrub borders. Door leading to:

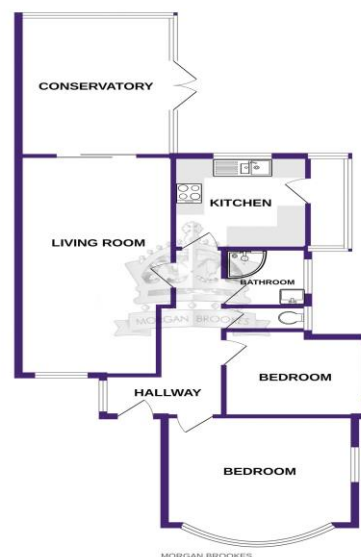
## Detached Double Garage

Up and over door, window to side, power and light connected, off road parking in front.

## Front Of Property

Block paved driveway leading to the property, side access gate leading to the rear garden.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 is given as to their operation or efficiency at the time of writing. Made with Metrepro (©2022) - No. 1000.

## Local Authority Information

Southend-on-Sea City Council

Council Tax Band: C

01268 755626

morganbrookes.co.uk

Guide Price £425,000  
- £450,000

### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

We can refer sellers and buyers to our recommended panel of conveyancers. It is your decision whether you choose to deal with our recommended conveyancers. Should you decide to use our recommended conveyancers you should know that we receive a referral fee between £100.00 & £300.00 from them for recommending you to them.