



5 Thornhill

5 Thornhill Leigh-on-Sea Essex SS9 4JS

Home Of Leigh are privileged to offer for sale this surprisingly spacious four bedroom detached family home which has been well maintained by the current owners and benefits from a garage with ample off street parking as well as a great size rear garden.

The accommodation comprises; large entrance hall, ground floor cloakroom, study, lounge, a separate kitchen/breakfast room plus a separate dining room, whilst to the first floor there are four great size double bedrooms, two of which boast en suite shower rooms plus there is a further family bathroom.

Externally the property is set well back from the road providing ample off street parking with access to an integral garage, whilst to the rear there is a great size rear garden.

Located on Thornhill in Leigh on Sea, this wonderful family home is perfectly located for local bus routes and shops and is within a short stroll of Belfairs Woods and Golf Course. The property is also within walking distance of well-regarded grammar schools, a short drive to Leigh Broadway with its extensive shops, bars and restaurants as well as Leigh station, giving direct access into London Fenchurch Street.



Accommodation Comprises

The property is approached via part double glazed entrance door leading to:

Entrance Hall 24'9 x 9'6

A great size entrance hall with wood flooring throughout and stairs leading to the first floor accommodation with understairs storage cupboard, coved to smooth plastered ceiling, radiator. Doors to:

Built In Cloaks Cupboard 3'1 x 2'7

Double glazed obscure window to front aspect, carpeted.

Ground Floor Cloakroom 9'4 x 3'2

Double glazed obscure window to front aspect, two piece suite comprising; low level WC, wash hand basin with mixer tap and vanity cupboard beneath, half tiled to surrounding walls, coved to smooth plastered ceiling, radiator.

Study 8'7 x 8'2

Double glazed obscure window to side aspect, carpeted, coved to smooth plastered ceiling, radiator.

Lounge 23'3 x 13'2

A great size main reception room with part vaulted ceiling and double glazed windows and French doors to rear giving access to the garden, carpeted, feature fireplace with inset gas coal effect fire, three wall light points, Velux windows, two radiators.





eye level wall mounted units, three quarter tiling to surrounding walls, wood flooring, coved to smooth plastered ceiling, radiator.

Dining Room 11'8 x 10'3

Double glazed window to front aspect with additional double glazed obscure window to side, carpeted, coved to smooth plastered ceiling, radiator.

First Floor Landing 19'1 x 13'6

Double glazed obscure window to side aspect, carpeted, coved to smooth plastered ceiling with access to large attic space, built in airing cupboard housing hot water tank (n/t). Doors to:

Bedroom One 15'6 plus depth of wardrobe x 12'9

Two double glazed windows to front aspect, carpeted, coved to smooth plastered ceiling, range of fitted wardrobes to two walls, radiator. Door to:

En-Suite Shower Room 9'3 x 3'9

Double glazed obscure window to side aspect, fully tiled shower cubicle, low level WC, wash hand basin with mixer tap and vanity cupboard beneath, fully tiled to surrounding walls, tiled flooring, coved to smooth plastered ceiling, heated towel rail.

Bedroom Two 15'1 x 12'8

Double glazed window to rear aspect, carpeted, coved to smooth plastered ceiling, range of fitted wardrobes (to remain), radiator. Door to:



Kitchen Breakfast Room 22'1 < 17'9 x 10'3

Double glazed window to rear aspect. The kitchen is fitted to include a one and a quarter bowl sink unit with mixer tap inset into a range of rolled edge worksurfaces with cupboards and drawers beneath, further range of matching eye level wall mounted units with concealed lighting beneath, Range cooker with fitted extractor hood above, recess for fridge freezer, matching dresser unit with cupboards and shelving, wood flooring, coved to smooth plastered ceiling with inset spotlighting. Door to:

Utility Room 7'1 x 4'7

Double glazed obscure window to side aspect with adjacent door, modern sink unit with mixer tap inset into a range of rolled edge worksurfaces with cupboards beneath, appliance space and plumbing for washing machine and dryer, further range of matching

En-Suite Shower Room 9'8 x 4'2

Double glazed obscure window to side aspect, fully tiled shower cubicle, low level WC, wash hand basin with mixer tap and vanity cupboard beneath, fully tiled to surrounding walls, tiled flooring, coved to smooth plastered ceiling, heated towel rail.

Bedroom Three 13'2 x 10'6

Double glazed window to rear aspect, carpeted, coved to smooth plastered ceiling, range of fitted wardrobes, radiator.

Bedroom Four 13'1 x 9'9

Double glazed window to front aspect, carpeted, coved to smooth plastered ceiling, range of fitted wardrobes, radiator.

Family Bathroom 9'7 x 7'10

Double glazed obscure window to side aspect, modern suite comprising; panelled bath with mixer tap and shower attachment, wash hand basin with mixer tap and vanity cupboard beneath, low level WC, fully tiled to surrounding walls, tiled flooring, coved to smooth plastered ceiling, heated towel rail.

Externally

Rear Garden

The property benefits from a great size rear garden which commences with block paved patio area to the immediate rear with additional decked seating area and the remainder being laid to lawn and enclosed by screen panelled fencing and an extensive range of mature flower and shrub borders, vegetable patch and side access to the front.

Front Garden

The property is set well back from the road offering a block paved driveway for several vehicles giving access to a garage.

Garage

With Up and Over door, power and lighting connected.















Offers Over £700,000 Freehold

HOME - The Estate Agent of Leigh
The Old Bank, 26 Broadway, Leigh-on-Sea, Essex, SS9 1AW. Tel: 01702 480033

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.

HP1222 Printed by Ravensworth 01670 713330