



FOR SALE

Thornhill, Leigh-On-Sea SS9 4JS

Offers In Excess Of £390,000 Freehold Council Tax Band - D

1119.46 sq ft

- Three Bedroom Semi-Detached House
- Off Street Parking For Multiple Vehicles
- Landscaped Mature Gardens
- Spacious Reception Areas
- Close To Amenities
- South Facing Garden
- Large Decking Area
- Single Vehicle Garage
- Double Glazed Windows And Doors
- Blenheim & Belfairs School Catchments

Selling & letting all types of property in Chalkwell,
Westcliff, Leigh, Southend and the surrounding areas.

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Description

WOULD YOU LIKE TO LIVE ON A CORNER PLOT?

This property offers plenty of perks; With off street parking for multiple vehicles and three bedrooms on the first floor, this home is an ideal choice for a growing family.

The landscaping in both the front and rear gardens help bring a touch of serenity to the property. A large decking in the rear garden makes for a brilliant entertaining space for those hot summer days in this South facing garden.

Being in Leigh-On-Sea, you are just a short drive from local amenities, the buzzing Leigh Broadway and the train station for those commuting. A viewing on this property is highly recommended.

Entrance Hall

Lounge

21'1" x 10'11" (6.45 x 3.35)

Kitchen

11'5" x 10'7" (3.48 x 3.24)

Dining Room

16'0" x 12'1" (4.9 x 3.69)

Bedroom 1

11'10" x 11'1" (3.63 x 3.4)

Bedroom 2

14'1" x 8'11" (4.3 x 2.74)

Bedroom 3

8'11" x 8'7" (2.74 x 2.63)

Bathroom

Ground Floor

As you step in the unique entrance door, you are greeted with a warm glow of natural light flowing through the stained glass door windows. The entrance hallway steps up into the dining room with space for a 6 seater table. Off the dining room to the left is the kitchen, fitted with plenty of base and wall units. To the right of the dining room, you step into a spacious lounge area with heaps of natural light coming through the windows and glass doors. From the lounge, there are doors leading out onto the rear garden decking.

First Floor

The stairs and landing are brightly lit from the large front aspect window. Off the landing there are 3 bedrooms and a family bathroom fitted with W/C, hand basin and bath with shower overhead.

Exterior

The front of the property has it's own private car parking space. Just outside the front door, there is a landscaped section of property, compromising of shrubbery and shingle, with the remainder laid to lawn.

The rear garden has wooden decking with integrated lighting, laid to lawn and landscaped shingle borders. An ideal entertaining space.

School Catchments

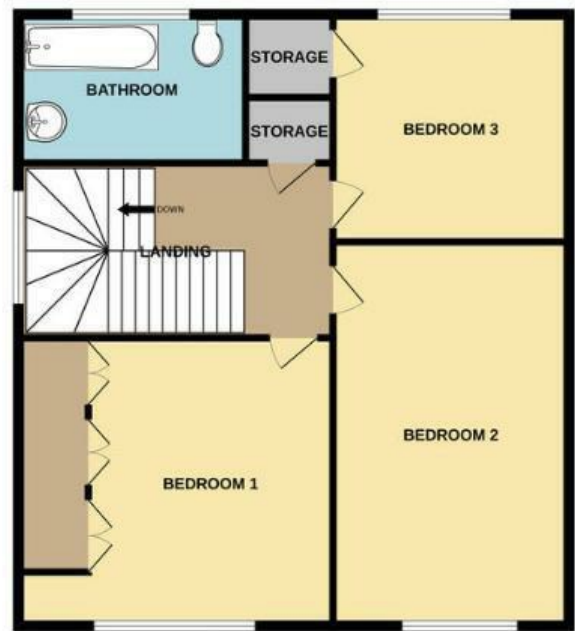
Blenheim Primary School
Belfairs Academy



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 as to their operability or efficiency can be given.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 85 |
| (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 | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

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VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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