



FOR SALE

**Thornhill,
Leigh-on-Sea SS9 4JS**

£420,000 Freehold

- 4 Bedroom Link Detached House
- 2 Off Street Parking Spaces
- Double Length Garage
- Large Lounge/Diner
- 2 Bathrooms
- Quiet Cul-De-Sac
- Great Size Family Garden
- Belfairs Academy Catchment
- Perfect Family House
- Viewing Advised

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

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Description

Beautifully presented four bedroom link detached house situated in a quiet cul-de-sac location in a popular residential area. The accommodation comprises of a welcoming entrance hall, a well proportioned lounge open through to the dining area and superb fitted kitchen complete with an extensive range of traditional units incorporating integrated appliances. There is also a good size downstairs WC. On the first floor there are 4 bedrooms

and family bathroom with the main bedroom enjoying an en-suite shower room. The property further benefits from gas central heating, newly fitted gas fireplace, double glazing, a double length integral garage and off street parking for a further two cars. Conveniently located for an excellent range of amenities including shops, Belfairs Golf & Country Park, schools including both Westcliff & Southend grammar schools and falling within catchment of the well regarded Belfairs Academy and Blenheim Primary School. Viewing highly recommended.

Entrance Hallway

Double glazed upvc front door, skirting, radiator, two hanging light fixtures and coving.

Kitchen

10'11 x 7'11 (3.33m x 2.41m)

Laminate tile effect flooring, range of low level and wall mounted units, integrated gas hob, extractor fan, double oven, fridge and freezer, space for washing machine and tumble dryer, double glazed lead light window to front aspect, storage cupboard under stairs, side door, fixed light fitting and beamed ceiling.

Downstairs WC

Fitted carpet, double glazed frosted window to side aspect, radiator, fitted light fixture, hand wash basin, WC and part wall papered walls.

Lounge/Diner

25'4 max x 16'6 (7.72m max x 5.03m)

Fitted carpet, gas marble fireplace, coving and skirting, hanging light fixture, double glazed sliding doors to garden and radiator.

Dining Area

Open to lounge with parquet wooden flooring, radiator, double glazed windows to rear aspect and hanging light fixture.

First Floor Landing

Fitted carpet, double glazed frosted window to side aspect, loft hatch access with pull down ladder and large airing cupboard housing combination boiler.

Bedroom 1

11'5 x 9'7 (3.48m x 2.92m)

Fitted carpet, hanging light fixture, large radiator, large double glazed window to back aspect, skirting, up and over fitted wardrobes and access to en-suite.

En-suite

Laminate tile flooring, hand wash basin with vanity unit, large walk in shower cubicle, WC, frosted double glazed window to side aspect, spot light, heated towel rail and part tiled walls.

Bedroom 2

11'7 x 8'6 (3.53m x 2.59m)

Fitted carpet, hanging light fixture, double glazed lead light window to front aspect and large radiator.

Bedroom 3

11'5 x 6'11 (3.48m x 2.11m)

Fitted carpet, skirting, double glazed window to back aspect and radiator.

Bedroom 4

8'9 x 8'1 (2.67m x 2.46m)

Fitted carpet, skirting, radiator, double glazed lead light window to front aspect and hanging light fixture.

Bathroom

Part tiled bathroom with laminate flooring, frosted double glazed windows to side aspect, radiator, bath tub with shower attachment, WC, hand wash basin and fitted light fixture.

Rear Garden

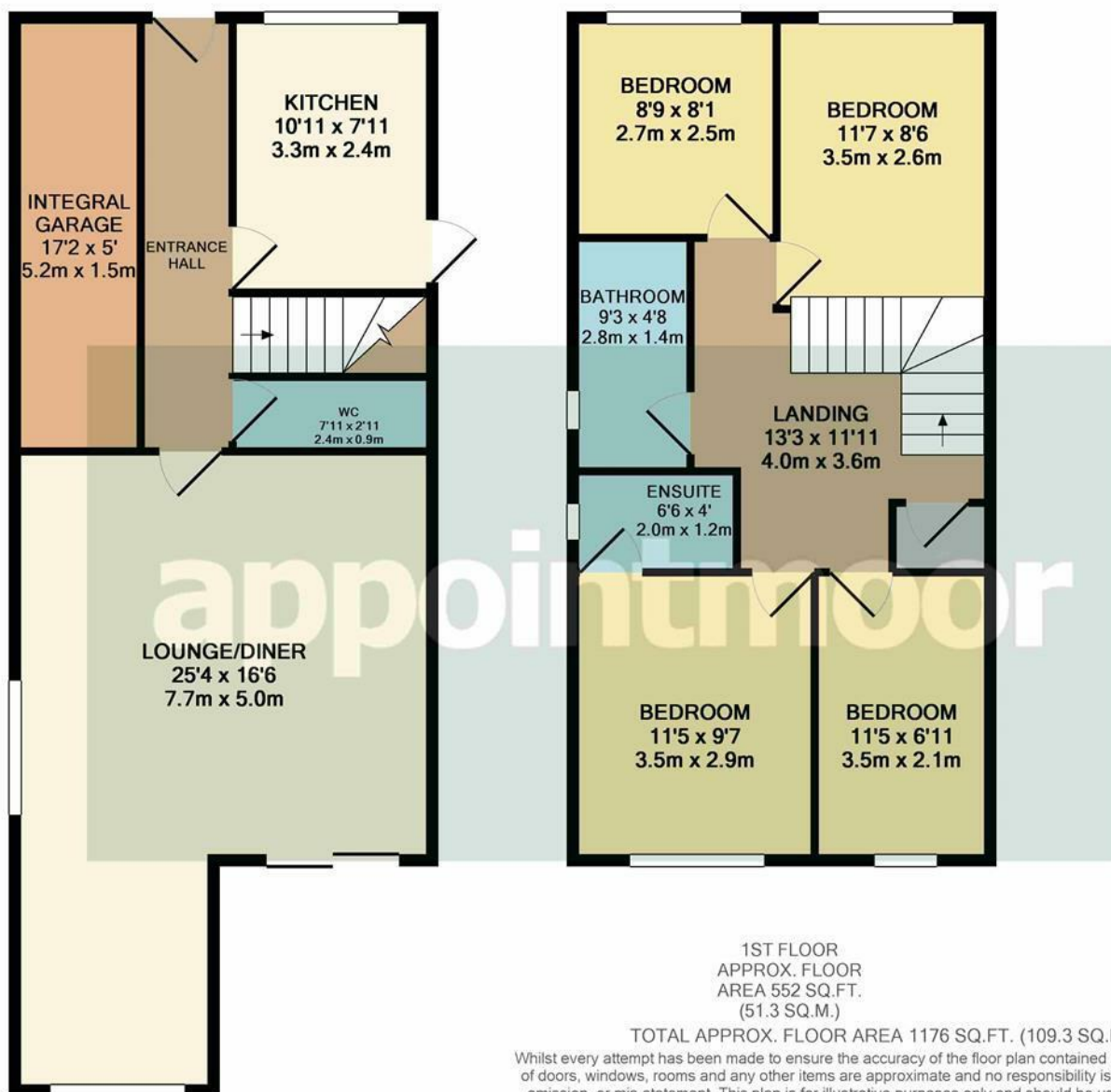
approx 45' (approx 13.72m)

Patio seating area, landscaped garden including lawn area, attractive flower borders and summer house to rear.

Garage & Parking

Garage with up and over garage door to front and further off street parking for 2 cars on drive.

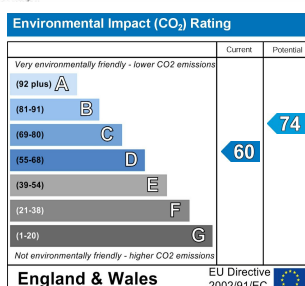
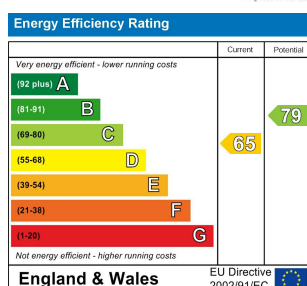




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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

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GROUND FLOOR
APPROX. FLOOR
AREA 624 SQ.FT.
(58.0 SQ.M.)



AGENTS NOTES: Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. We therefore must advise any prospective purchaser employ their own, independent experts to verify the statements contained herein. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested. **VIEWINGS: BY APPOINTMOOR ESTATES ONLY**

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