



Vardon Drive, Leigh-on-sea, Essex, SS9 3SR

3/4 bed semi-detached chalet bungalow / O.I.E.O £600,000 / t. 01702 555888



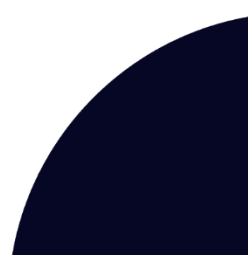




Situated in one of Leigh-On-Sea's favourite turnings, a stones throw from Belfair's woods is this extended **three/four bedroom** home finished to the highest of standards. Boasting spacious and versatile accommodation which includes a stunning family room open plan to luxury fitted kitchen, sitting room/bedroom, two further ground floor bedrooms and a modern ground floor shower room together with a beautiful master bedroom (which could easily be converted into two) and bespoke en-suite bathroom to the first floor. Outside there is a landscaped south facing rear garden with outbuilding and off street parking to front.

Located in the peaceful 'Vardon Drive' a short stroll from Belfair's woods and golf course whilst also being within easy reach of local shops, Leigh Broadway, local amenities and Leigh Station with direct links into London Fenchurch Street. Excellent local schools can also be found nearby, the property being within the Westleigh Primary and Belfair's Academy school catchments. Don't miss out, call now to view this beautiful home at your earliest convenience.

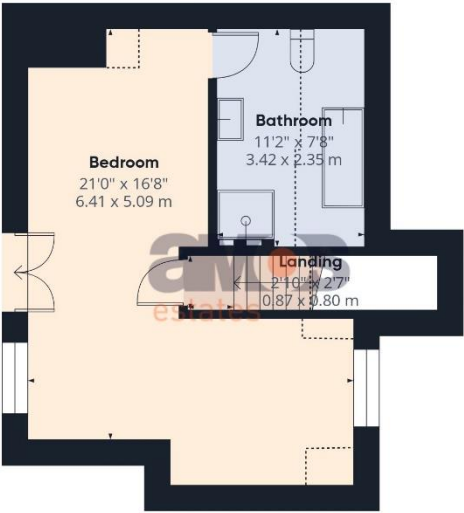
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A space to  
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Ground Floor



First Floor



Approximate total area<sup>(1)</sup>  
1246 ft<sup>2</sup>  
115.7 m<sup>2</sup>  
  
Reduced headroom  
46 ft<sup>2</sup>  
4.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS  
3C standard. Measurements are  
approximate and not to scale. This  
floor plan is intended for illustration  
only.

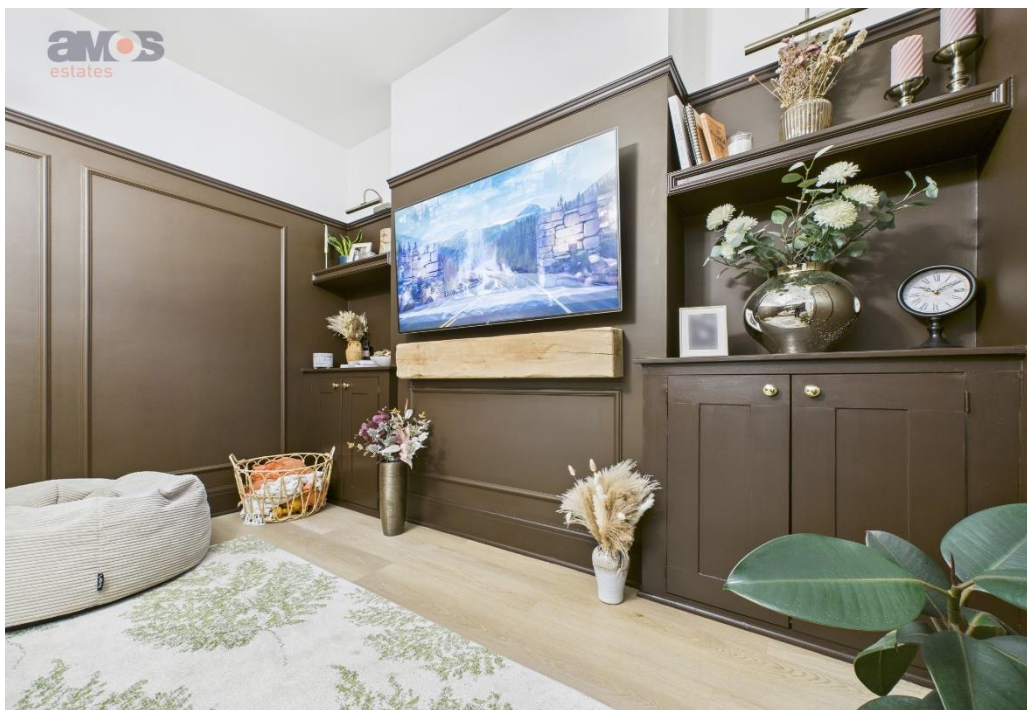
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## Highlights

- \ Extended Three/Four Bedroom Semi Detached Home
- \ Spacious & Versatile Accommodation
- \ Beautifully Finished With No Expense Spared
- \ Stunning Family Room Incorporating Luxury Fitted Kitchen
- \ Roof Lantern & Bi-Folds To Family Room
- \ Sitting Room/Ground Floor Double Bedroom
- \ Two Further Ground Floor Bedrooms
- \ Modern Ground Floor Shower Room
- \ Stunning Master Bedroom With Dressing Area/Nursery (could be converted into two bedrooms)
- \ Bespoke En-Suite Bathroom
- \ Landscaped South Facing Garden With Outbuilding
- \ Off Street Parking
- \ Sought After Turning Directly Off Of Highlands Boulevard
- \ Stones Throw From Belfair's Woods & Golf Course
- \ Westleigh Primary & Belfair's Academy School Catchments
- \ Easy Reach Of Leigh Mainline Station
- \ Must Be Viewed









Double glazed entrance door opening to:

### **Entrance Hall \**

Tiled flooring, radiator, smart thermostat control, power points, attractive panelling to walls, smooth plastered ceiling, stairs with carpet runner leading to first floor, doors to accommodation off.

### **Family Room Incorporating Luxury Kitchen 22'9 x 22' \**

A stunning open plan living/kitchen area. Comprising inset four ring induction hob with extractor above inset into range of attractive worktops with cupboards and drawers beneath and matching eye level units, integrated double oven, integrated fridge freezer, under cupboard lighting, large breakfast bar facility, inset Butler style sink with moulded drainer, integrated dishwasher, integrated washing machine, further storage cupboards, Herringbone style flooring, power points, radiators, smooth plastered ceiling with inset spotlights, roof lantern, aluminium bi-folding doors to rear elevation leading to garden, T.V point with feature panelled display surround, feature Sandstone style fireplace, attractive panelling to walls, upvc double glazed window to side, feature exposed steel.

### **Sitting Room/Ground Floor Bedroom Two 13'4 x 13'1 \**

Upvc double glazed square bay window to front, attractive panelling to walls, radiator, power points, T.V point with shelving and storage adjacent, timber mantle with fireplace behind which can easily be opened back up if desired, smooth plastered ceiling, wall light points.

### **Ground Floor Bedroom/Office Three 11' x 9'7 \**

Upvc double glazed window to front, fitted wardrobes, smooth plastered ceiling, laminate flooring, power points, understairs storage cupboard.









### **Ground Floor Bedroom 11'5 x 7'10 \**

Upvc double glazed window to side, fitted carpet, power points, radiator, attractive panelling, smooth plastered ceiling, loft access hatch.

### **Ground Floor Shower Room 6'4 x 6'1 \**

Luxury three piece suite comprising walk in shower cubicle with drench style showerhead above, separate handheld attachment and tiled surround, pedestal wash basin, low flush WC, tiled flooring, heated towel radiator, upvc obscure double glazed window to side, smooth plastered ceiling with inset spotlights, extractor.

### **First Floor Landing \**

Fitted carpet, door leading to:

### **Master Bedroom 21' x 16'8 Max \**

A beautiful master suite with dressing/nursery area, could easily be converted into two bedrooms with a small amount of work. Fitted carpet, upvc double glazed French doors to rear opening to Juliet balcony, power points, upvc double glazed window to front, fitted wardrobes, feature exposed brick wall, wall mounted Vaillant combination boiler, eaves storage, radiators, smooth plastered and coved ceiling, inset spotlights, wall light points, attractive panelling to walls, door to:

### **En-Suite Bathroom 11'2 x 7'8 \**

Bespoke four piece suite comprising freestanding bath with brushed brass mixer tap, shower cubicle with brushed brass controls and drench style showerhead above, his and her vanity wash basins with brushed brass mixer taps and storage below, push button WC, heated towel radiator, Velux window, smooth plastered ceiling with inset spotlights, extractor, tiled flooring, wall light points.









### **Rear Garden \**

A landscaped south backing rear garden commencing with large expanse of patio providing outside seating facility with awning whilst the remainder is laid to lawn with decking adjacent, screen panelled fencing, outside power points, outside tap, access to outbuilding, side access to front via gate.

### **Outbuilding 14' x 14' Approx \**

Bi-folds and separate double glazed door to front, a blank canvas for someone to finish. Ideal for bar, studio, office etc.

### **Front Garden \**

Attractive paved and shingled driveway providing off street parking with shared driveway adjacent.



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