



This floorplan is for illustration purposes only. The room sizes, locations of doors, windows and other features are approximate.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	84
(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		

Viewing

Please contact our Sales & Letting Office on 017027 10555 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guideline and do not constitute any part of an offer or contract. Intending purchasers should rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representations



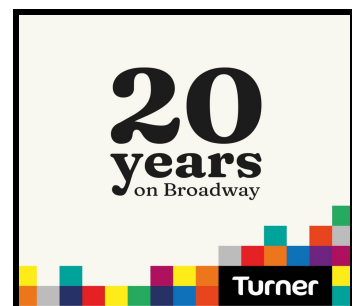
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CLEVERLY EXTENDED FOUR BEDROOM SEMI-DETACHED CHALET
BEAUTIFULLY PRESENTED THROUGHOUT
VAULTED CEILING TO THE KITCHEN WITH RANGE COOKER TO REMAIN
REAR GARDEN IN EXCESS OF 45'
GROUND FLOOR SHOWER ROOM, F/FLOOR BATHROOM PLUS ADDITIONAL CLOAKROOM

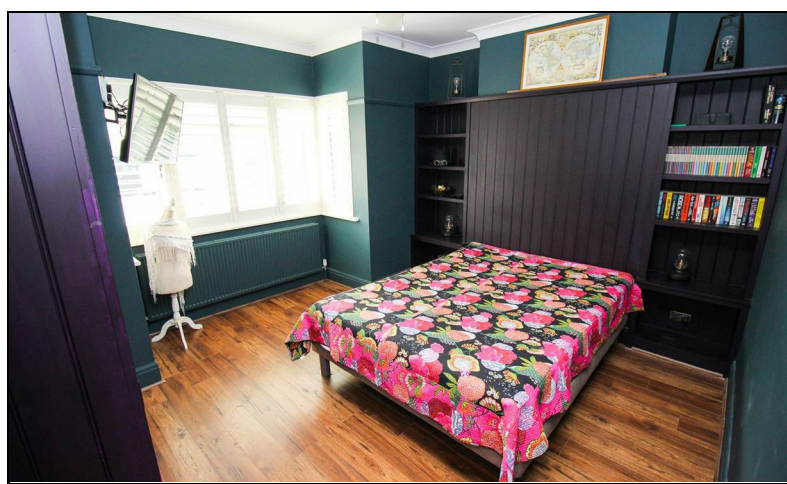
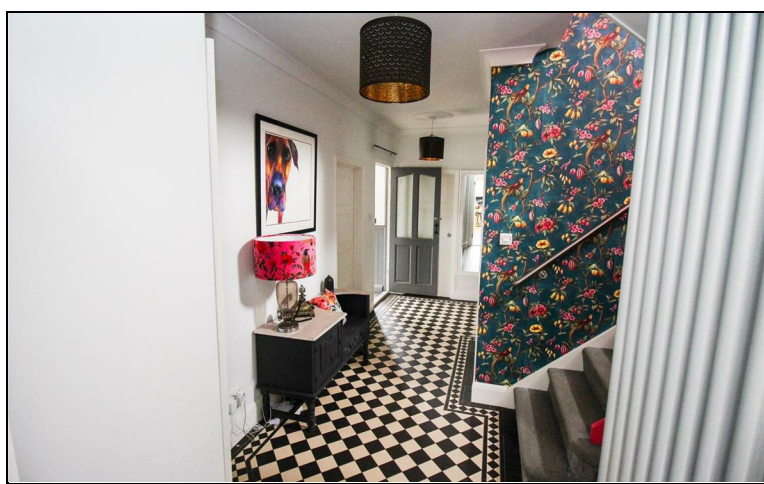
MOMENTS FROM BELFAIRS WOODS - IDEAL FOR DOG WALKING
VERY VERSATILE ACCOMMODATION
WESTLEIGH SCHOOL CATCHMENT
DRIVEWAY FOR MULTIPLE VEHICLES
VIEWING AN ABSOLUTE MUST TO FULLY APPRECIATE THIS PROPERTY

Vardon Drive, Leigh-On-Sea
Offers In Excess Of £650,000



BEAUTIFULLY PRESENTED AND CLEVERLY EXTENDED FOUR BEDROOM SEMI-DETACHED CHALET ON THE SOUGHT AFTER HIGHLANDS ESTATE, MOMENTS FROM BELFAIRS WOODS AND WITHIN WESTLEIGH SCHOOL CATCHMENT AREA. This property offers two bedrooms on the ground floor, together with a shower room and a separate cloakroom. The stunning kitchen / family room has a vaulted ceiling with a glass gable to the rear, three double glazed Velux windows and Lantern. A range of fitted eye and base level units with Granite worktops over incorporating a double Butler sink, integrated dishwasher and fridge / freezer, oak wood flooring and underfloor heating. Completing the ground floor is the living room with feature brick fireplace, oak flooring and underfloor heating. on the first floor are two further double bedrooms and a very spacious bathroom comprising a panelled bath with rainfall shower head over, vanity wash hand basin, low level W.C, part tile walls and smooth ceiling with downlighters. Externally, there is a large blocked paved driveway to the front providing off road parking for multiple vehicles. The good size rear garden is mostly paved and terraced with a useful summer house, having power connected.

 4
  2
  1
  C
 Council Tax Band : D



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Turner Sales & Lettings



ENTRANCE PORCH
5'1" x 4'11"

ENTRANCE HALL
17'5" x 7'5"

INNER HALLWAY
9'11" x 3'1"

BEDROOM ONE
13'4" x 12'8"

BEDROOM TWO
9'6" x 9'1"

GROUND FLOOR SHOWER
ROOM
8'9" x 7'11"

OPEN PLAN KITCHEN /
FAMILY ROOM
22'7" x 16'1"

LIVING ROOM
13'3" x 12'7"

UTILITY ROOM
6'6" x 6'2"

GROUND FLOOR
CLOAKROOM
6'7" x 2'9"

BEDROOM THREE
10'3" x 9'9"

BEDROOM FOUR
10'2" x 9'10"

FIRST FLOOR BATHROOM
9'4" x 8'2"

REAR GARDEN
in excess of 45'

DRIVEWAY FOR MULTIPLE
VEHICLES

WESTLEIGH CATCHMENT

