

**SCOTT &  
STAPLETON**

**VARDON DRIVE**  
Leigh-On-Sea, SS9 3SP  
**Offers In Excess Of £425,000**







## VARDON DRIVE

LEIGH-ON-SEA, SS9 3SP

**£425,000**

Scott & Stapleton are excited to offer for sale this charming semi detached character bungalow situated within the ever popular Highlands Estate just yards from Belfairs woods & golf course.

This super property is in need of some minor modernisation and remedial works but offers spacious & versatile accommodation including 3 good size bedrooms, spacious lounge, fitted kitchen & shower room plus a full width lean to/conservatory.

The property is set well back from the road with a large driveway providing ample off street parking leading to a detached single garage & a sunny, west backing rear garden which extends to approx. 60' x 35'.

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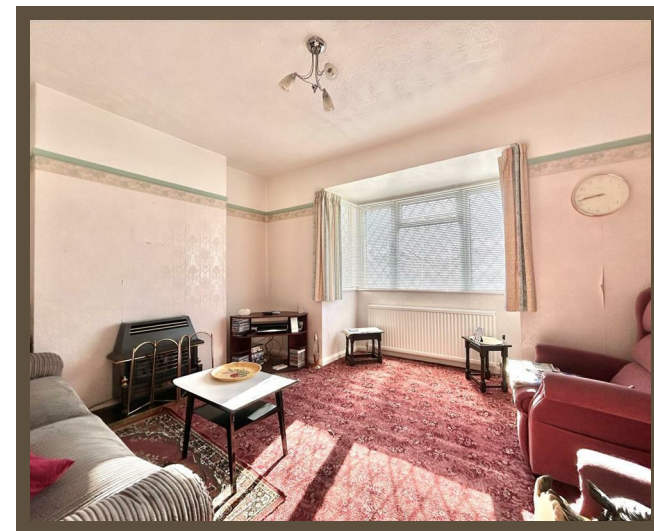
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Within easy access of local shops & bus routes. Leigh Broadway, station & Old Town are all within a short drive & the bungalow is within the popular West Leigh Schools catchment area.

Offered with vacant possession & no onward chain this is a great opportunity for a purchaser to add their own stamp to a super bungalow. An early internal inspection is strongly advised.







Accommodation comprises

Obscure UPVC double glazed entrance door leading to entrance hall.

Entrance hall

5.3 x 0.8 (17'4" x 2'7")  
Radiator, picture rail, loft access. Doors to all rooms.

Sitting room/bedroom

3.7 x 3.1 (12'1" x 10'2")  
UPVC double glazed lead light bay window to front. Double radiator, picture rail.

Bedroom 1

3.7 x 3.1 (12'1" x 10'2")  
UPVC double glazed lead light window to front. Radiator.

Bedroom 2

3.3 x 2.4 (10'9" x 7'10")  
UPVC double glazed window to side. Radiator.

Lounge

4.3 x 3.3 (14'1" x 10'9")  
UPVC double glazed French doors to rear with adjacent UPVC double glazed windows leading to lean to/conservatory. Gas fire, double radiator, fitted cupboards to alcoves.

Kitchen

2.8 x 2.4 (9'2" x 7'10")  
Obscure UPVC double glazed window to side, obscure UPVC double glazed door to rear leading to lean to/conservatory. Range of base & eye level units with matching drawer pack. Integrated appliances including electric oven, separate electric hob, extractor fan & fridge. Roll edge worktops with inset stainless steel sink unit with matching drainer, tiled splashbacks, radiator, laminate flooring. Wall mounted Vaillant combination boiler (not tested) in matching cupboard.

Shower room

1.9 x 1.7 (6'2" x 5'6")  
Obscure UPVC double glazed window to side. Coloured suite comprising of shower cubicle with electric shower, low level WC & pedestal wash hand basin. Fully tiled walls, & floor, radiator.

Lean to/conservatory

7 x 1.7 (22'11" x 5'6")  
Full width with brick base & UPVC double glazed windows to rear & side, UPVC double glazed French doors on to rear garden. Spaces for fridge. freezer, washing machine & tumble dryer.

Front garden

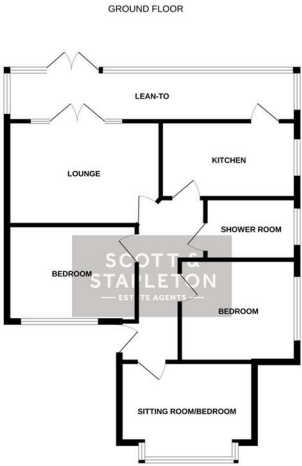
The property is set well back from the road with a large block & crazy paved driveway providing off street parking for numerous vehicles. Mature flower & shrub beds. shared driveway to rear garden & garage.

Garage

4.4 x 2.2 (14'5" x 7'2")  
Detached single garage with double doors to front & courtesy door to rear.

Rear garden

Substantial & sunny west backing garden extending to approx. 60' x 35'. Commencing with large crazy paved patio with remainder laid to lawn with mature shrub & flower borders. Fully fenced, outside tap.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
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