



* £635,000- £675,000 * LARGER THAN AVERAGE FAMILY HOME * WEST LEIGH SCHOOL CATCHMENT * WOODLANDS ENTRANCE ON YOUR DOORSTEP * EXTENDED KITCHEN-FAMILY ROOM * LOVELY GARDEN BACKDROP * GREAT LOCATION FOR GRAMMAR SCHOOLS * 'HIGHLANDS ESTATE' * READY TO MOVE STRAIGHT INTO * TRIPLE GLAZED * FOUR GREAT SIZE BEDROOMS (NO BOX ROOMS) *

A fully renovated and extended semi-detached bungalow that has had no expense spared.

This property has the luxury of having four great-sized bedrooms all on the ground floor, a new driveway for several vehicles and an impressive amount of internal space. This superb bungalow boasts a 5metre rear extension offering a beautiful kitchen-family room equipped with underfloor heating which opens through into a stylish living room. In addition there is a practical utility room and a landscaped, unoverlooked rear garden offering enriching views. It has been tastefully decorated throughout to a high standard and offers a contemporary bathroom as well as separate shower room. The property has been designed and renovated with low energy costs in mind and will not disappoint!

Located on the sought-after 'Highlands Estate', this delightful property is within the West Leigh School catchment area and only a short ride to the famed grammar schools of Southend. Leigh Station, the Old Town, the Broadway with its array of shops, bars and restaurants and beach are all within walking distance, whilst Belfairs Woods and the golf course are on your doorstep.

- Stunning four bedroom semi-detached bungalow
- Ample off-street parking
- Open plan living
- Two bathrooms
- Doorstep to Belfairs Woods and Golf Course
- Immaculately presented throughout
- Low maintenance rear garden
- Modern fitted kitchen
- Leigh Station and Broadway Within Walking Distance
- West Leigh School and Belfairs Academy Catchment

Vardon Drive

Leigh-on-Sea

£635,000

Price Guide



Vardon Drive



Frontage

Block paved driveway providing parking for three vehicles.

Hallway

17'7 x 4'8 > 2'9

Composite front door with obscured double glazed windows, loft access, radiators, wood effect vinyl flooring.

Bedroom One

13'4 x 12'6

UPVC triple glazed bay fronted window, radiator, carpet to floor.

Bedroom Two

12'7 x 11

UPVC triple glazed window to front aspect, spotlights, radiator, carpet to floor.

Bedroom Three

11'2 x 7'11

UPVC triple glazed window to side aspect, radiator, carpet to floor.

Bedroom Four/Music Room

11'4 x 7'10

UPVC triple glazed window to rear aspect, spotlights, wood effect vinyl flooring with underfloor heating.

Family Bathroom

6'2 x 5'9

Obscured triple glazed window to rear aspect. Modern three-piece suite comprising of; panelled bath with drencher head shower and secondary shower attachment, vanity unit wash basin with chrome mixer tap, low level WC, corner wall mounted mirrored cupboard, extractor fan, spotlights, chrome heated towel rail, tiled flooring, part tiled walls.

Utility Room

8'10 x 4'1

UPVC triple glazed window to side aspect, spotlights, space for washing machine, space for a tumble dryer, Glow-worm combination boiler, radiator, wood effect vinyl flooring.

Kitchen-Family Room

27'1 x 13'2

Lounge Area

14'1 x 11'6

Spotlights, wood store feature alcove, log burner, vinyl wood effect flooring.

Kitchen/Diner Area

15'11 x 13'3

Large skylight, UPVC triple glazed windows to rear aspect, UPVC triple glazed French doors to rear aspect. Contemporary white high gloss fitted kitchen comprising of; wall and base level units, grey quartz worktop with splashback, under-counter double sink with chrome mixer taps, integrated fridge freezer, eye-level integrated NEFF oven, second integrated NEFF oven with a five ring burner gas hob and extractor fan above, eye-level integrated NEFF microwave, integrated dishwasher, integrated wine cooler, wood effect vinyl flooring with underfloor heating.

Shower Room

8'7 x 4'4

UPVC obscured triple glazed window to side aspect, three-piece suite comprising of; floating wash basin with chrome mixer tap, low level WC, large shower cubicle with drencher head and secondary shower attachment, in-built shelving, chrome heated towel rail, fully tiled walls, tiled flooring.

Un-overlooked Rear Garden

Truly an asset to this property which takes advantage of it's great position on the street, offering a spacious un-overlooked natural backdrop that's an absolute delight to enjoy. Commences with natural effect grey tiled patio seating area, fenced all round, palm trees and architectural planting, lawned area.

Additional Information

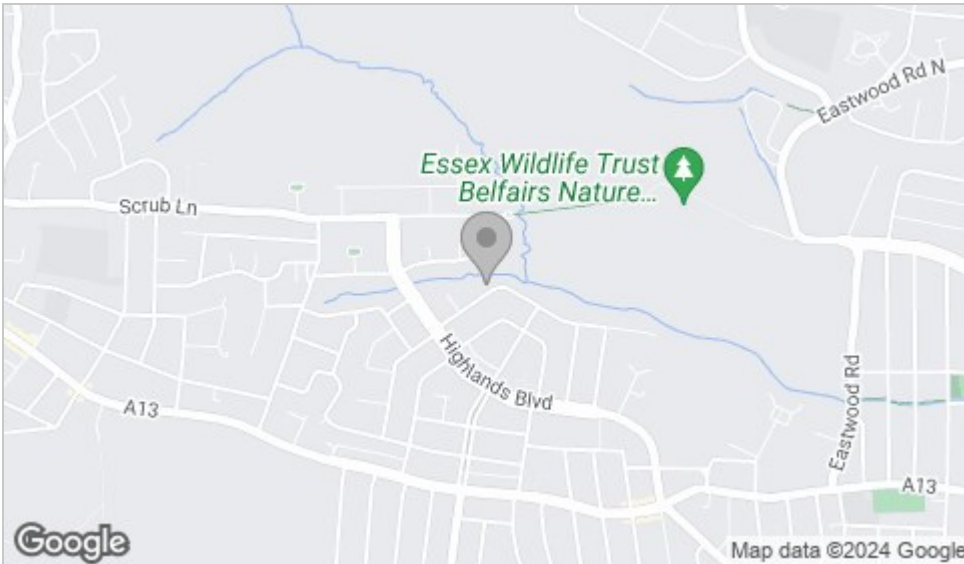
The current vendors have completely renovated the bungalow since living here from 2018 and have advised us that this included a brand new roof, brand new driveway, being externally rendered, installation of triple glazed windows, new combination boiler with Hive heating management, underfloor heating throughout entire 5 metre rear extension with separate heating zones, brand new log burner, loft hatch ladder, new garden fencing and separate outdoor taps one cold, the other heated with temperate control. The loft has also been fully insulated and partially boarded.



Floor Plan



Area Map



Viewing

Please contact our Leigh-on-Sea Office on 01702 887 496 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

