



\* LARGER THAN AVERAGE FAMILY BUNGALOW \* WEST LEIGH SCHOOL CATCHMENT AND GREAT LOCATION FOR GRAMMAR SCHOOLS \* TRIPLE GLAZED WINDOWS \* Nestled in the tree lined Vardon Drive of Leigh-on-Sea, this semi-detached bungalow is a Tardis waiting to be discovered. Boasting a maximum of two reception rooms, this property offers ample space for both relaxation and entertainment. With four generously sized bedrooms and two modern bathrooms, comfort and convenience are at the forefront of this home. Step inside to find a greatly extended layout that seamlessly blends style with functionality. The heart of the home lies in the impressive kitchen family room, a perfect space for creating culinary delights and making memories with loved ones. As you make your way through the property, you'll be delighted to find a garden that is a true oasis, complete with a porcelain patio that is ideal for hosting gatherings or simply basking in the tranquillity of the outdoors. Parking dilemmas will be a thing of the past with a driveway that accommodates up to three vehicles, ensuring both convenience and peace of mind. Situated on the doorstep of the picturesque Belfair's Woods and Golf Course, nature enthusiasts and golf aficionados will find themselves perfectly placed to indulge in their passions. This property offers versatile accommodation options, allowing you to tailor the space to suit your lifestyle. Whether you envision a formal front lounge, a cosy family room, or a home office, the possibilities are endless. Additionally, the location on the sought-after 'Highlands Estate' ensures easy access to Leigh Station, Broadway, and Old Town, making everyday living a breeze. Don't miss the opportunity to make this stunning bungalow your own and experience the best of what one of Leigh-on-Seas greenest area has to offer.

- Stunning three/four bedroom semi-detached bungalow
- Ample off-street parking
- One/two reception rooms with open plan living
- Two contemporary bathrooms
- Doorstep to Belfairs Woods and Golf Course
- West Leigh School and Belfairs Academy Catchment
- Lovely unoverlooked, low maintenance garden
- Modern fully fitted kitchen family room
- Leigh Station and Broadway within walking distance

## Vardon Drive

Leigh-on-Sea

**£600,000**

Offers Over



# 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

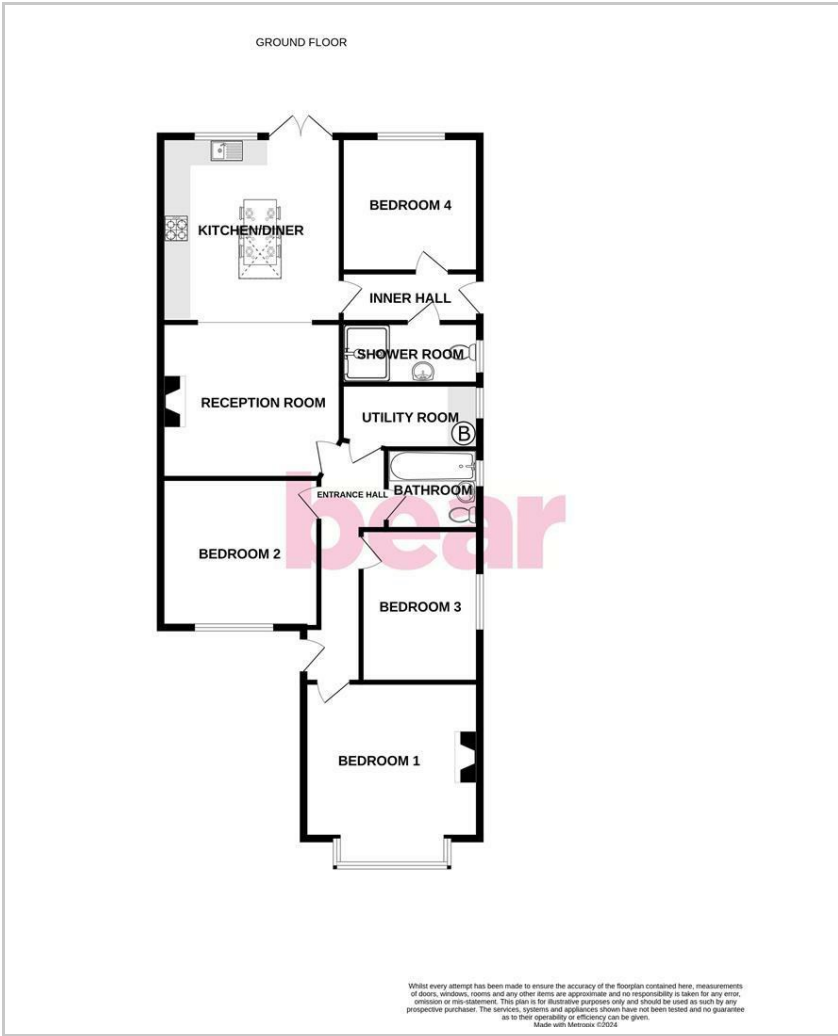
Truly an asset to this property which takes advantage of it's great position on the street, offering a spacious un-overlooked natural backdrop that's an absolute delight to enjoy. Commences with natural effect grey tiled patio seating area, fenced all round, palm trees and architectural planting, lawned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

## Additional Information

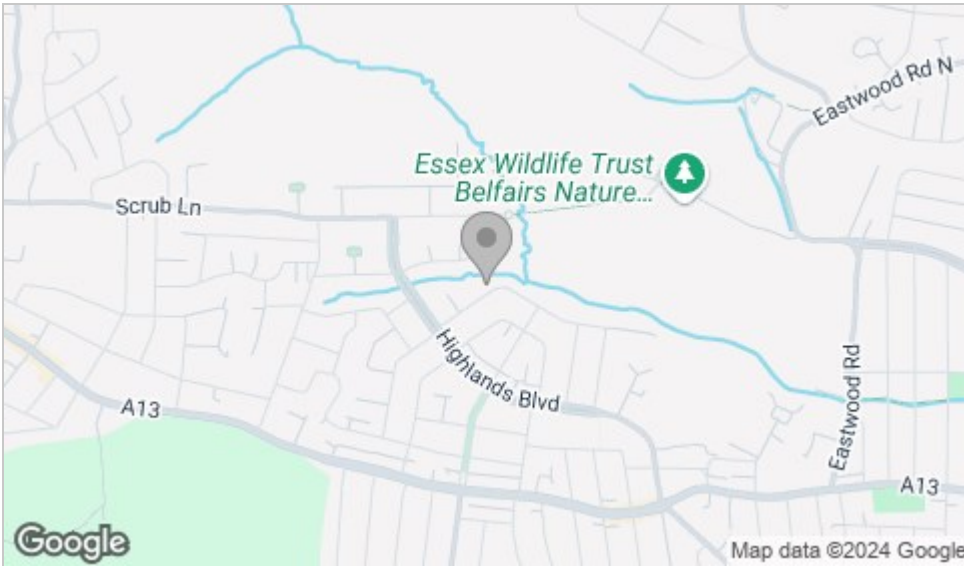
The current vendors have completely renovated the bungalow since living here from 2018 and have advised us that this included a brand new roof, brand new driveway, being externally rendered, installation of triple glazed windows, new combination boiler with Hive heating management, underfloor heating 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

