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Vardon Drive, SS9 3SJ  
3 Bedrooms  
Semi Detached Chalet  
£625,000

To arrange a viewing  
call 01702 480 666

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## FOR SALE

Vardon Drive, SS9 3SJ

£625,000

Backing onto and overlooking Belfairs Golf Course. This beautiful three bedroom semi detached chalet is located on the popular Vardon Drive on the Highlands Estate within the West Leigh School catchment area and backing on to the golf course with views of the 11th airway. The property has been improved and extended and now comes with two reception rooms, modern fitted kitchen, conservatory, double bedroom and a four piece bathroom on the ground floor. There is a great sized principle bedroom with a lovely en-suite shower room and air conditioning and the third bedroom on the first floor. Externally there is off street parking and an attached garage with electric door, to the rear there is a stunning rear garden which has a gate giving access to the brook and over looks the golf course.

### Entrance Hall

Front door and double glazed window to the side, laminate flooring, doors off and open to the lounge and dining room.

### Lounge 20' 11" x 10' 6" (6.37m x 3.20m)

Double glazed window to the front and double glazed French doors and windows to the rear, laminate flooring, radiator and feature flame effect fire.

### Dining Room 14' 3" x 12' 5" (4.34m x 3.78m)

Double glazed window to the side, modern open tread staircase with glazing to the first floor, laminate flooring with open doorway to the kitchen.

### Kitchen 14' 3" x 10' 11" (4.34m x 3.32m)

Double glazed windows and door to the rear, modern fitted wall and base level units with granite work tops with 5 ring gas hob, built in oven, integral dishwasher and space for the washing machine and inset sink drainer.

### Conservatory 19' 3" x 8' 3" (5.86m x 2.51m)

Double glazed windows to three aspects and double doors to the rear and single door to the side onto the garden, tiled floor, radiator and a/c unit.

### Bedroom Three 12' 9" x 14' 2" (3.88m x 4.31m)

Double glazed bay window to the front, fitted wardrobe to one end, radiator and carpet.

### Family Bathroom

Obscure double glazed window to the side, 4 piece suite comprising bath with mixer tap, shower cubicle, low level WC, wash hand basin and tiled flooring.

### First Floor Landing

Doors off:

### Bedroom One 16' 1" x 9' 5" (4.90m x 2.87m)

Dual aspect double glazed windows to the front and rear with the rear aspect overlooking Belfairs golf club, radiator and a/c unit carpet and door to:

### En-suite

Obscure double glazed window to the rear, walk in shower enclosure, low level WC and hand basin, tiled to walls and floor and heated towel rail.

### Bedroom Three

Double glazed window to the side, sky light to the front, laminate flooring, built in cupboard, eaves access and radiator.

### Front garden

Providing off street parking for at least 2 cars and an attached garage with electric door.

### Rear Garden

Lovely size approx 80'. Commencing with a patio to the rear of the property leading to the lawn area with borders and a further patio and decking area to the rear with a gate onto the brook.

To arrange a viewing of this super property call 01702 480 666  
or send us an email to [property@ashleighstone.co.uk](mailto:property@ashleighstone.co.uk)



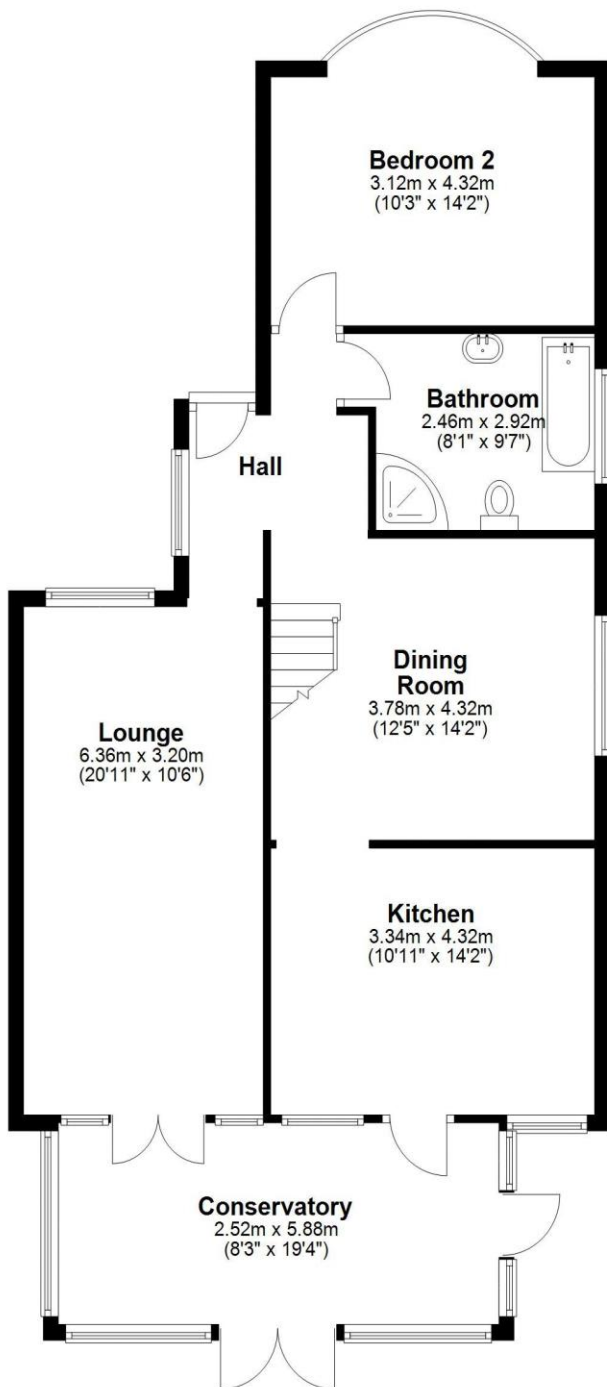


3 BEDROOMS / SEMI DETACHED / OFF STREET PARKING & GARAGE/ BACKING GOLF COURSE

## Floor plans

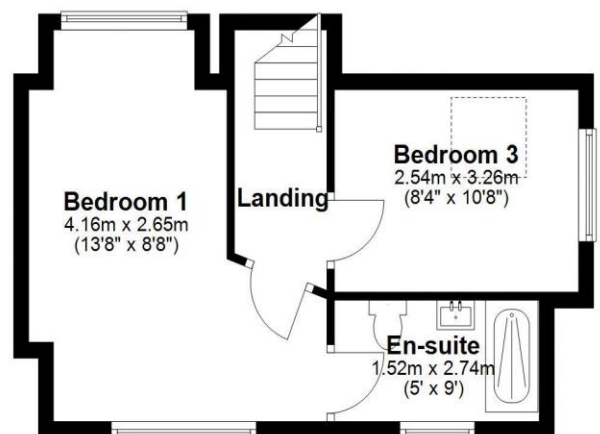
### Ground Floor

Approx. 95.7 sq. metres (1030.5 sq. feet)



### First Floor

Approx. 31.7 sq. metres (340.8 sq. feet)



Total area: approx. 127.4 sq. metres (1371.3 sq. feet)

**ashleigh stone**

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