



11 Vardon Drive



# 11 Vardon Drive Leigh-on-Sea Essex SS9 3SP

Home Of Leigh are very excited to offer for sale this beautifully maintained four bedroom detached property, situated on a west backing corner plot in the heart of the sought after Highlands Estate.

The accommodation comprises; entrance hall, a wonderful open plan living space with kitchen, dining and living areas, two ground floor double bedrooms including a master bedroom with en suite plus an additional family bathroom. To the first floor there are two further double bedrooms and a spacious three piece shower room.

Externally the property benefits from a great size west backing rear garden with feature pergola area, whilst to the front there is an established front. To the rear there is a detached garage with potential for off street parking.

Situated on Vardon Drive in the desirable 'Highlands Estate' of Leigh-on-Sea, this detached family home is just a few minutes stroll from the entrance to Belfair's Woods and is also within close



proximity to nearby schools - with catchment for West Leigh and Belfairs. Also within 15/20 minute walk is Leigh's fashionable Broadway with it's array of restaurants, coffee shops and boutiques together with the waterfront and mainline railway station - serving London Fenchurch Street for commuters.

## Accommodation Comprises

The property is approached via part glazed entrance door leading to:

### Entrance Hall 15'7 x 9'9

Stairs leading to the first floor landing with under stairs storage cupboard, wood flooring, smooth plastered ceiling, cast iron effect radiator, doors to:

### Open Plan Kitchen & Family Room 24'6 x 20'9

A fabulous open plan living space with two clearly defined areas as follows:



#### Lounge & Dining Area 20'9 x 15'1

Double glazed bi folding doors to rear giving access to the garden, continuation of wood flooring, smooth plastered ceiling with inset spotlighting, two feature cast iron effect radiators, additional vertical cast iron effect radiator, open plan to the kitchen area and door to the utility room.

#### Kitchen Area 12'6 x 11'5

Double glazed window to rear aspect. The kitchen is fitted to include a modern sink unit with mixer tap, inset into a range of square edge work surfaces with cupboards and drawers beneath, integrated twin ovens with matching six ring gas hob and extractor hood above, further range of matching eye level wall mounted units, integrated fridge and separate



freezer, integrated dishwasher, built-in bin storage, wine fridge.

#### Utility Room 8'1 x 5'2

Stainless steel sink with mixer tap inset into a range of work surfaces with cupboards beneath, appliance space and plumbing for washing machine and dryer, matching eye level wall mounted units, additional storage.

#### Master Bedroom 15'3 x 13'2

Double glazed bay window to front aspect with bespoke fitted plantation shutters, carpeted, range of fitted floor to ceiling wardrobes, smooth plastered ceiling, cast iron effect radiator, door to:

#### En-Suite Shower Room 8'8 x 5'7

Double glazed obscure window to side aspect, modern suite comprising; fully tiled walk-in shower cubicle, low level WC, wash hand basin with mixer tap and vanity storage beneath, half tiled to surrounding walls, smooth plastered ceiling with inset spotlighting, heated towel rail.

#### Bedroom Two 11'8 x 10'3 (plus depth of wardrobe)

Double glazed window to front aspect with bespoke fitted plantation shutters, carpeted, range of fitted floor to ceiling wardrobes, smooth plastered ceiling, cast iron effect radiator.





### Bathroom 8'6 x 6'1

Double glazed obscure window to side aspect, modern suite comprising; floor standing bath with mixer tap and shower attachment, low level WC, wash hand basin with mixer tap and vanity drawers beneath, half tiled to surrounding walls, tiled flooring, smooth plastered ceiling with inset spotlighting, heated towel rail.

### First Floor Landing 6'1 x 2'1

Smooth plastered ceiling with inset spotlighting, carpeted, doors to:

### Bedroom Three 17'5 x 9'3

Double glazed window to rear aspect with adjacent double glazed French doors with Juliette Balcony, carpeted, smooth plastered ceiling with inset spotlighting, cast iron effect radiator.

### Bedroom Four 15'1 x 11'8 (reducing to 8'9)

Double glazed window to front aspect and Velux window to rear, carpeted, smooth plastered ceiling with inset spotlighting, cast iron effect radiator.

### Shower Room 16'4 x 5'9

Double glazed obscure window to rear aspect and additional Velux window to front, modern three piece suite comprising; fully tiled shower cubicle low level WC, wash hand basin with mixer tap, smooth plastered ceiling with inset spotlighting, heated towel rail.

### Externally

#### Rear Garden

The property benefits from a great size west backing rear garden with patio area to the immediate rear with the remainder laid with artificial, side access to front, feature covered seating area, access to a detached garage.

#### Detached Garage

The property benefits from a detached garage and whilst there currently isn't any off street parking, there is a dropped curb providing access to a potential parking space in front of the garage. The vendors have simply fenced the parking area off to make the garden larger.

























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Price: £725,000 Freehold

HOME - The Estate Agent of Leigh

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References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling.

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