



Vardon Drive, Leigh-On-Sea
£575,000

home.

109 Vardon Drive

Leigh-On-Sea

SS9 3SJ



- Beautifully Presented Three Bedroom Chalet Style Home
- Spacious Lounge Open to Dining Area
- Modern Kitchen with Integrated Appliances and Ample Storage
- Bright Conservatory Overlooking the Rear Garden
- Ground Floor Double Bedroom and Stylish Family Bathroom
- Principal Bedroom with En Suite and Woodland Views
- Versatile Third Bedroom - Ideal as Nursery or Home Office
- Generous Rear Garden with Patio and Seating Areas
- Off Street Parking for Multiple Cars and a Garage
- Excellent Location Close to Leigh Broadway, Schools, Belfairs Woods and Leigh Station

Interested?

Give us a call or request a viewing below. Our team are always on-hand and willing to help you.

01702 480 033





Home Estate Agents are delighted to offer for sale this beautifully presented three bedroom chalet style home, offering spacious and versatile accommodation, a stunning rear garden, views over Belfairs Woods and Golf Course, and off street parking with garage.

This attractive property has been thoughtfully designed to suit modern family living, with bright interiors, generous proportions and a flowing layout throughout. The ground floor welcomes you with an entrance hall leading into a spacious lounge, with a separate dining room, creating an ideal space for both entertaining and everyday family life.

The modern kitchen is fitted with integrated appliances, sleek cabinetry and ample worktop space, while to the rear a light filled conservatory overlooks the garden and provides an additional reception space perfect for relaxing. The ground floor also benefits from a generous double bedroom with fitted wardrobes and a bay window, and a contemporary family bathroom finished to a high standard.

Upstairs, the principal bedroom enjoys fitted storage and a modern en suite shower room, while the third bedroom offers flexibility as a nursery, dressing room or home office. Skylight windows enhance the bright and airy feel



of the first floor accommodation.

Externally, the rear garden is a standout feature, offering a large lawned area, patio seating space and mature planting, creating a wonderful outdoor environment for families and entertaining. To the front, the property benefits from off street parking via a private driveway along with a garage.

Situated within a popular residential location close to local amenities, well regarded schools and excellent transport links including nearby stations and Leigh Broadway, this is a fantastic opportunity to acquire a superb family home.

Accommodation Comprises

The property is approached via an in and out block brick driveway with parking for three vehicles, access to the garage with electric up and over door, external wall lighting. Double glazed entrance door with to side with obscure panels leading into:

Entrance Hallway

Wood effect laminate flooring, skirting, double glazed obscure window to the side aspect, wall lighting, radiator. Doors to:

Bedroom One

12'0 x 10'3

Wood effect laminate flooring, skirting, ceiling light with fan, double glazed window to the front aspect with shutters, spotlighting, fitted wardrobe with sliding doors, radiator.

Bathroom

11'1 x 7'10

Tiled flooring, part tiled walls, spotlighting, extractor fan, double glazed obscure window to side aspect, wash hand basin with mixer tap and

mirrored vanity unit above, WC, walk-in corner shower cubicle with multiple shower jets, jacuzzi bath, feature cork screw design heated towel rail.

Lounge

20'10 x 10'6

Wood effect laminate flooring, skirting, wall lighting and spotlighting, double glazed window to the front aspect with shutters, electric fireplace, double glazed windows and French doors leading to the conservatory, two radiators.

Kitchen

14'6 x 11'3

Tiled flooring, skirting, radiator, spotlighting, double glazed window to the rear aspect overlooking the conservatory and garden. The kitchen is fitted to include a range of base units with granite worksurfaces and matching eye level wall mounted units, peninsular island with five ring gas hob and extractor over, fitted oven and dishwasher, one and a half sink with drainer and mixer tap. Double glazed door to:

Dining Room

14'6 x 12'5

Wood effect laminate flooring, skirting, spotlighting, wall lighting, double glazed window to the side aspect, wooden stairs with a glass balustrade rising to the first floor, radiator.

Conservatory

19'8 x 8'11

Tiled flooring, skirting, double glazed windows to the sides and rear aspect, double glazed patio door to the side plus double glazed Frenchy doors to rear aspect, vaulted Skylight, air-conditioning, radiator.

First Floor Landing

Wood effect laminate flooring, skirting, spotlighting. Doors to:

Bedroom Two

16'3 x 13'2

Carpeted, skirting, spotlighting, air-conditioning, double glazed window to the front and rear aspect, radiator. Door to:





En-Suite Bathroom

8'11 x 4'10

Tiled flooring and walls, heated towel rail, double glazed obscure window to the rear aspect, spotlighting, extractor fan, WC, wash hand basin with mixer tap and mirrored vanity unit above, walk-in shower cubicle with Rainfall shower head, shaver socket, heated towel rail.

Bedroom Three

9'4 x 9'3

Wood effect laminate flooring, skirting, spotlighting, fitted wardrobe with adjacent shelving, large eaves storage cupboard (Approx 24'0x 9'0), double glazed obscure window to the side aspect and double glazed Velux window to the front aspect, radiator.

Externally

Rear Garden

The rear garden commences with a crazy paved patio area with side access leading to the garage, central lawn area with mature flower bed borders and further raised patio area to the immediate rear with storage shed (to remain), external water tap and wall lighting.

Garage

Up and over electric door, concrete base with storage and shelving, boiler.



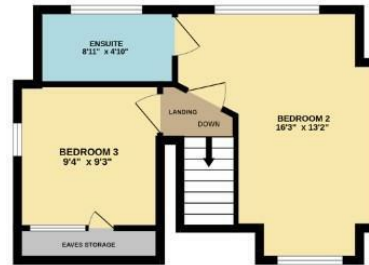




GROUND FLOOR
1100 sq.ft. approx.



1ST FLOOR
346 sq.ft. approx.



TOTAL FLOOR AREA: 1447 sq.ft. approx.
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Property Details

3 Bedrooms
2 Bathrooms
2 Reception Rooms
House - Semi-Detached

Approx. sq ft
EPC band: D
Tenure: Freehold
Council Tax Band: E

£575,000

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