



Vardon Drive, Leigh-On-Sea
£575,000

home.

23 Vardon Drive

Leigh-On-Sea

SS9 3SP



- Incredibly Stylish Semi-Detached Bungalow
- Three Double Bedrooms
- Fully Modernised and Ready to Move in
- Open Plan Kitchen / Diner
- Beautiful Primary Bedroom with Bay Window
- Extended to Rear to Create a Bright and Spacious Lounge
- Impeccably Landscaped Rear Garden with Outbuilding and Office
- Off Street Parking for Two Vehicles
- School Catchment for West Leigh Infant and Junior Schools
- Wonderful Location Close to Leigh Broadway, Belfairs Woods and Leigh Train 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 pleased to present this stunning semi-detached bungalow located on Vardon Drive in the desirable Highlands Estate of Leigh-On-Sea. This delightful property boasts three generously sized double bedrooms, ensuring ample space for family living. The main bedroom features a fitted mirrored wardrobe and a large box bay window that fills the room with natural light.

The bungalow is designed with modern living in mind, showcasing a contemporary open-plan kitchen and dining area that flows seamlessly into an extended lounge. This bright and airy space is enhanced by bi-fold doors that open directly onto the beautifully landscaped rear garden,

creating an ideal setting for entertaining or simply enjoying the outdoors.

The property also includes a well appointed bathroom, adding convenience for family life. Externally, there is off-street parking available for two vehicles, making it easy for residents and guests alike. The rear garden is a true highlight, featuring a lovely patio area and two outbuildings, one of which is currently utilised as a home office, perfect for those who work remotely.

Situated in an excellent location, this bungalow is close to the vibrant Leigh Broadway, where you can find a variety



of shops and eateries. Nature enthusiasts will appreciate the proximity to Belfairs Woods and the golf course, while commuters will benefit from a short walk to Leigh train station. Additionally, the property falls within the catchment area for the highly regarded West Leigh Infant and Junior schools, making it an ideal choice for families.

This beautifully styled bungalow offers a perfect blend of comfort, style, and convenience, making it a must-see for anyone looking to settle in this sought-after area.



Accommodation Comprises

The property commences with a block paved driveway with space for two vehicles, side access leading to the rear of the property, Porch area with wooden entrance door with stained glass panel leading into:

Entrance Hallway

Wood effect laminate flooring, skirting, picture rail, two ceiling lights, column radiator. Doors to:

Bathroom

6'4 x 6'1

Wood effect vinyl flooring, tiled walls, double glazed obscure window to side aspect, spotlighting, P-shaped panelled bath with shower attachment and Rainfall shower head, wash hand basin with vanity storage beneath, WC, mirrored vanity unit, access to part boarded and insulated loft with power and lighting, boiler, heated towel rail.

Open Plan Kitchen/Diner

Kitchen

12'6 x 10'4

Wood effect laminate flooring, skirting, spotlighting, wall lighting, double glazed window to the front aspect with shutters. The kitchen is fitted to include a range of base units with solid wood worksurfaces and matching eye level wall mounted units, under-cabinet lighting, tiled splashback, one and a half sink with drainer and mixer tap, Belling Range oven with five ring gas burner and extractor over (to remain), space and plumbing for a washing machine, fitted dishwasher and fitted under-counter fridge. Open to:

Dining Room

13'9 x 11'3

Continuation of wood effect laminate flooring, skirting, ceiling light, two column radiators, fireplace with wood burner, wood effect mantle and tiled hearth. Open to:

Lounge Area

22'8 x 9'5

Amtico tiled flooring, skirting, wall lighting and spotlighting, double glazed bi-folding doors to the rear aspect, double glazed Skylight windows, media wall with shelving, column radiator.

Bedroom One

12'6 x 11'6

Carpeted, skirting, picture rail, ceiling light, double glazed boxed bay window to front aspect with shutters, fitted mirrored sliding door wardrobe, radiator.

Bedroom Two

11'2 x 7'8

Carpeted, skirting, picture rail, ceiling light, double glazed obscure window to side aspect, feature cast iron fireplace, radiator.

Bedroom Three

9'4 x 7'3

Wood effect vinyl flooring, skirting, ceiling light, double glazed obscure window to the side aspect, radiator.

Externally

Rear Garden

The rear garden commences with Porcelain tiled patio with stairs leading to the remainder of the garden which is laid with white stone pebbles, raised flower bed border and

access to the front of the property via side gate, external wall lighting and water tap, wooden Pergola seating area with slate effect tiled patio, two outbuildings to the rear.

Outbuilding

14'6 x 9'7

Wooden outbuilding with wooden flooring, wall lighting, double glazed windows to the side and rear aspect, double glazed French doors leading to the garden, power and lighting, TV point.

Outbuilding/Home Office

8'5 x 6'8

Wooden home office with single glazed windows to the front and side aspect, wooden single glazed door leading to the garden, wood effect laminate flooring and wooden panelled walls, power sockets, CAT 6 wifi.

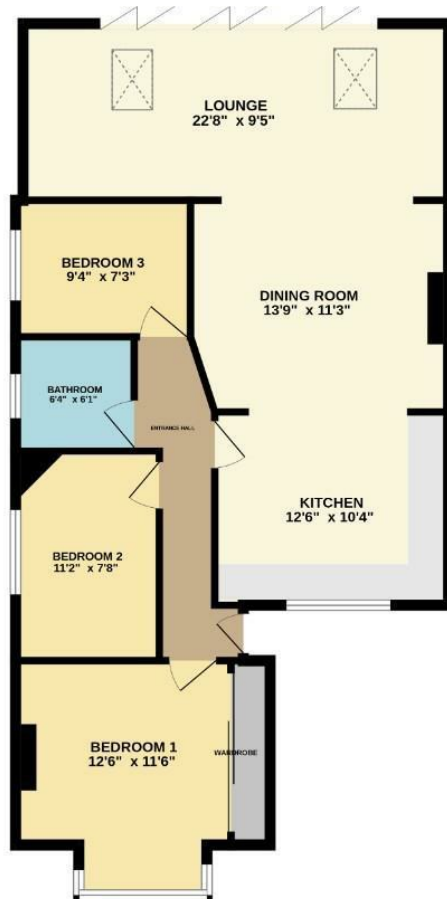




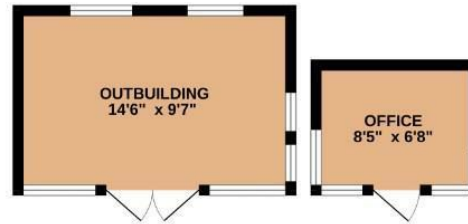




GROUND FLOOR
890 sq.ft. approx.



1ST FLOOR
196 sq.ft. approx.



TOTAL FLOOR AREA: 1085 sq.ft. approx.
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Property Details

3 Bedrooms
1 Bathrooms
1 Reception Rooms
Bungalow - Semi Detached

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

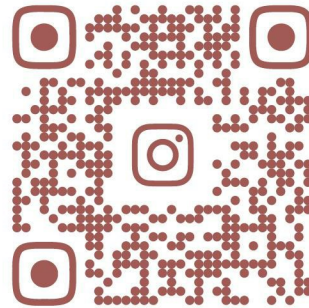
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