



6 Burton Avenue, Leigh, Tonbridge, TN11 9FB

Jack Charles
Estate Agents

Guide Price £900,000 - £945,000

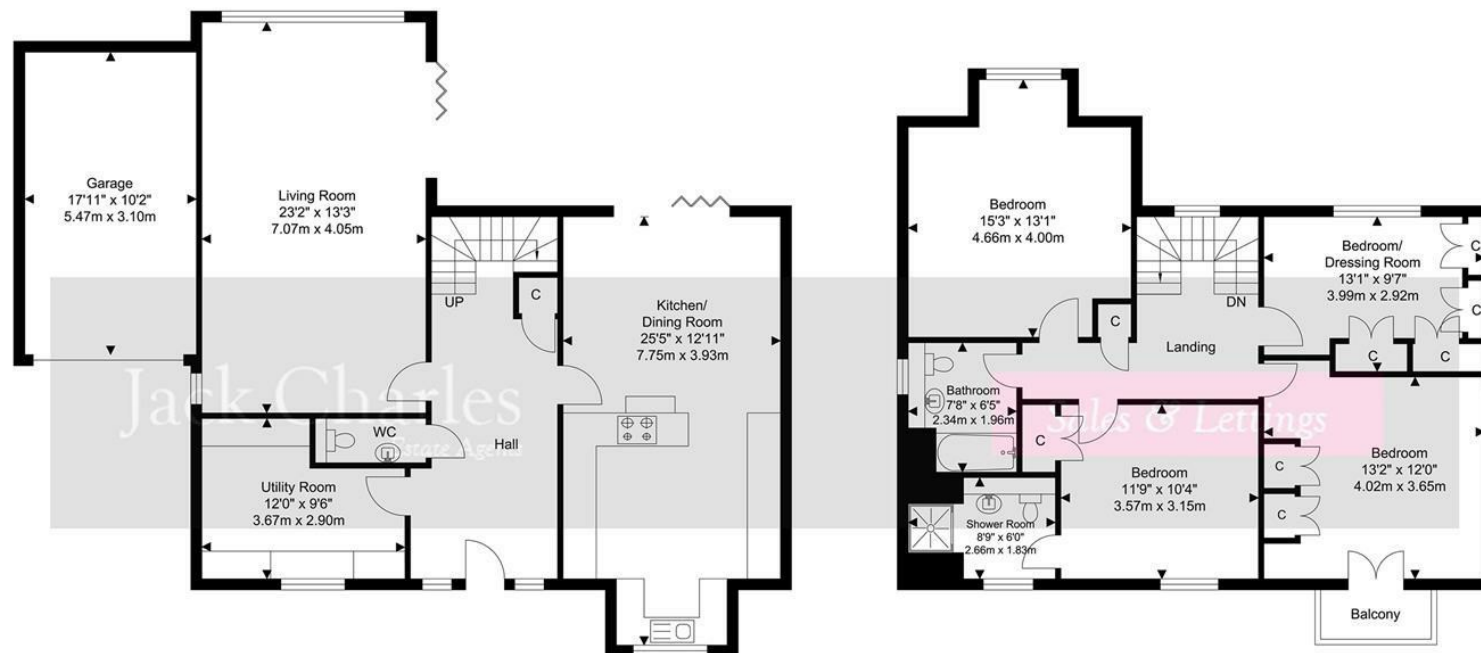
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Sales & Lettings

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FLOORPLAN: Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.

- Guide £900,000 - £945,000
- Detached House
- Feature Kitchen/Diner
- Large Reception Room
- En-Suite & Family Bathroom
- Generous Gardens & Parking
- 5 Years NHBC Remaining
- Stylish & Energy Efficient
- Beautifully Presented
- Internal Viewings Recommended



Ground Floor
Approximate Floor Area
1105.13 SQ.FT.
(102.67 SQ.M.)

First Floor
Approximate Floor Area
819.77 SQ.FT.
(76.16 SQ.M.)

TOTAL APPROX FLOOR AREA 1924.91 SQ.FT. (178.83 SQ. M.)
For Identification Purposes Only.



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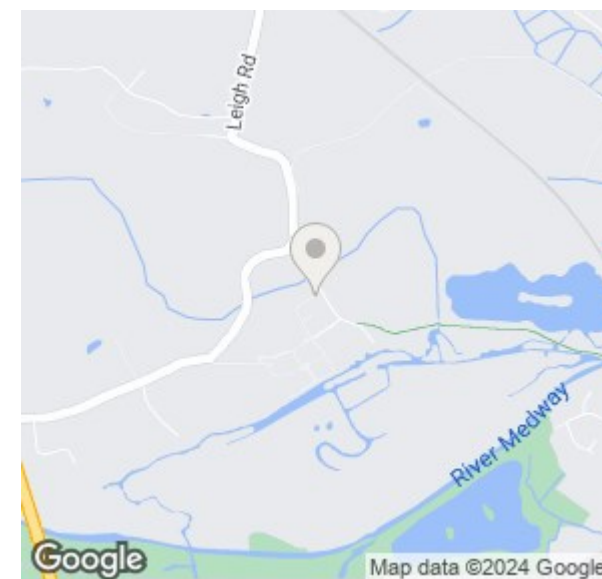
To Be Sold

Burton Avenue is a well-designed detached house that offers a highly attractive combination of a modern, spacious and practical 2-storey home in a peaceful and well-connected location. The property is nestled in a gated community. Being just five years old the house benefits from modern standards and is highly efficient in energy use. The house has been improved by the current owners underscoring its excellent “move straight in” condition. On the ground floor of the house there is a large welcoming hallway leading to the key rooms. The large, airy and practical kitchen/diner with double aspect and has a well-defined dining area with views and access onto the rear garden. The social breakfast bar adjoins this well-equipped space with high end integrated appliances and ample cupboards offering a great social hub to this amazing home. The lounge has excellent dimensions with the garden elevation enjoying full height double aspect views of the garden. In addition, there is a large practical utility space and complementing the ground floor a cloakroom w.c as well as an under-stairs storage cupboard. On the first floor there are four well-appointed double bedrooms, one with an en-suite and all rooms are spacious, light and airy together with a well-designed family bathroom. Externally there are gardens are generous with three generous tiers offering a raised patio, expansive terrace and level lawn to the lower level and to the front a generous amount of parking is found to the side leading to a car port with has electrics and a vehicle charging point. The front porch provides cover from the parking to the front door. Burton Avenue is within the catchment area of the highly sought after Stocks Green Primary and Leigh Primary schools and on the doorstep of many independent and grammar schools.

1811 Powdermills

The 1811 development which Burton Avenue is part of provides direct access on foot or by bike to several country walks through to Tonbridge & the surrounding villages. The development is serviced by buses (including school services) and is also connected via paved footpaths and official cycle paths to Tonbridge. This enables efficient and practical access to schools, the train station and all of the towns various bars, restaurants, other leisure facilities, shops and places of work. It also means that residents can walk to the nature reserves, lakes and other country footpaths and bridleways without resorting to a car. It is located within picturesque Kent countryside, the sought-after village of Leigh has an active village community and a good range of day-to-day amenities arranged around a village green including a village store, Post Office, hairdresser, church, public house, popular primary school and cricket and tennis clubs. The nearby market town of Tonbridge offers a wide range of both independent and larger stores, together with public houses including The Plough which very close by serving fantastic food as well as a wonderful venue for special occasions, other restaurants, indoor and outdoor swimming pools, sporting clubs and a leisure centre. The area is ideal for the keen golfer with Nizels Golf Club in Hildenborough and Wildernesse and Knole in Sevenoaks. Tonbridge and Hildenborough train stations offer excellent and speedy connections to London while the property also enjoys excellent links to the motorway network via the A21 and M25.

The area offers a good range of state schooling including Leigh Primary School in the village and The Hayesbrook School together with grammar schools in Tonbridge and a selection of noted independent schools including Hilden Grange, Sackville, Hilden Oaks, Tonbridge, Fosse Bank, The Schools at Somerhill and Rose Hill.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			93
(92 plus) A		85	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	







