



Fairview Burton Avenue, Leigh, Tonbridge, Kent, TN11 9FB.

Offers in excess of £900,000

Jack Charles
Estate Agents

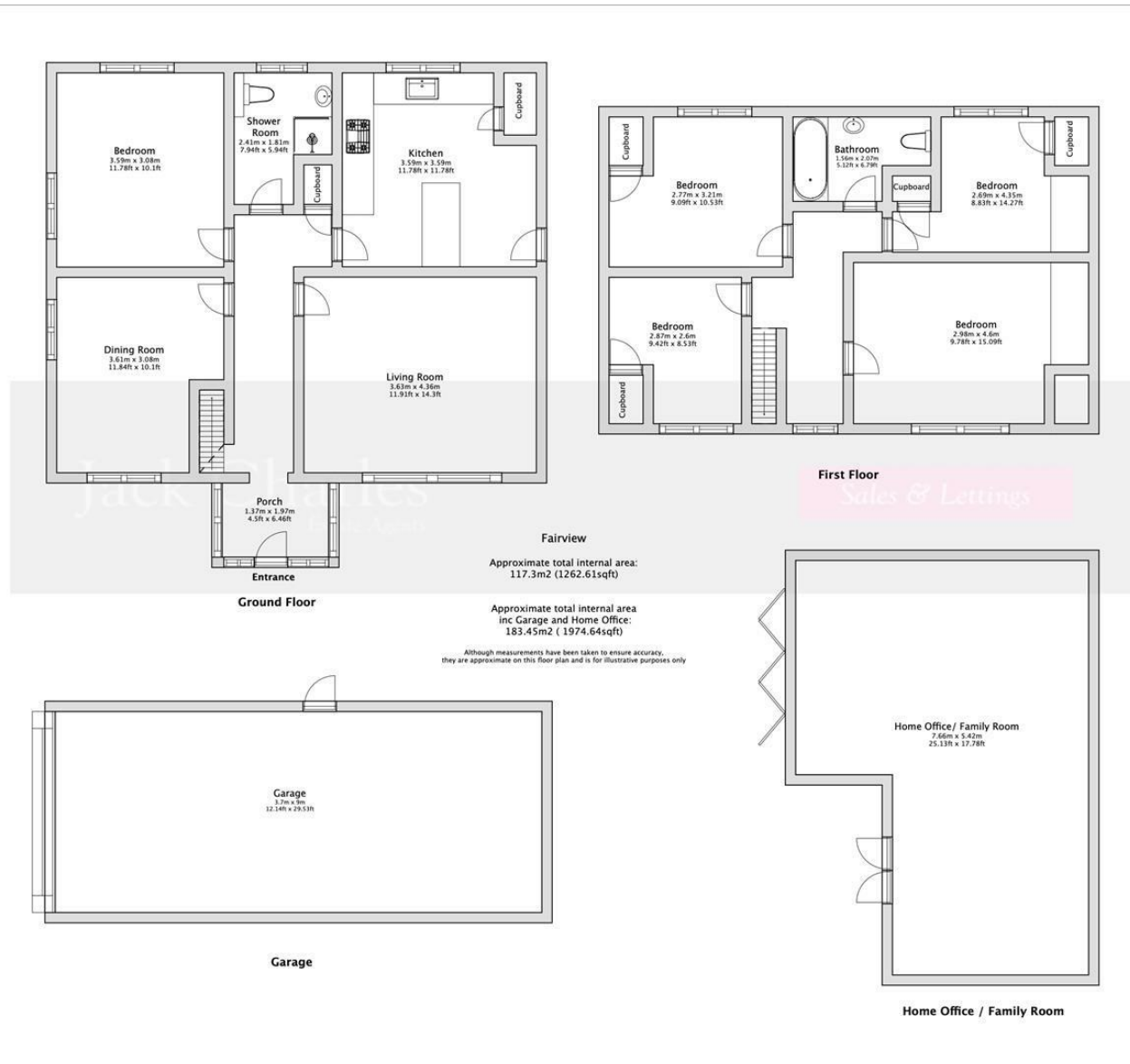
Sales & Lettings

- Detached Family Home
- Two Bathrooms
- Large Plot

- Four / Five Bedrooms
- Substantial Home Office
- Garage

- Planning To Extend
- Ample Parking
- Popular Location

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C	68	
(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	

Important Notice: These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

To Be Sold

Jack Charles are delighted to offer for sale this detached family home which has the benefit of planning permission to extend providing a magnificent property standing in its own grounds and gardens.

Internally the property is well presented and currently offers flexible accommodation with a sitting room, kitchen / breakfast room, dining room and a ground floor bedroom 5 & shower room. To the first floor there are four bedrooms and a family bathroom.

The plans are to extend the property to the right hand side, creating a very large, popular kitchen / family room, retaining the dining room and bedroom 5 and creating a utility room an cloakroom/wc.

To the first floor the plans provide three/ four bedrooms, two with ensuites and a family bathroom.

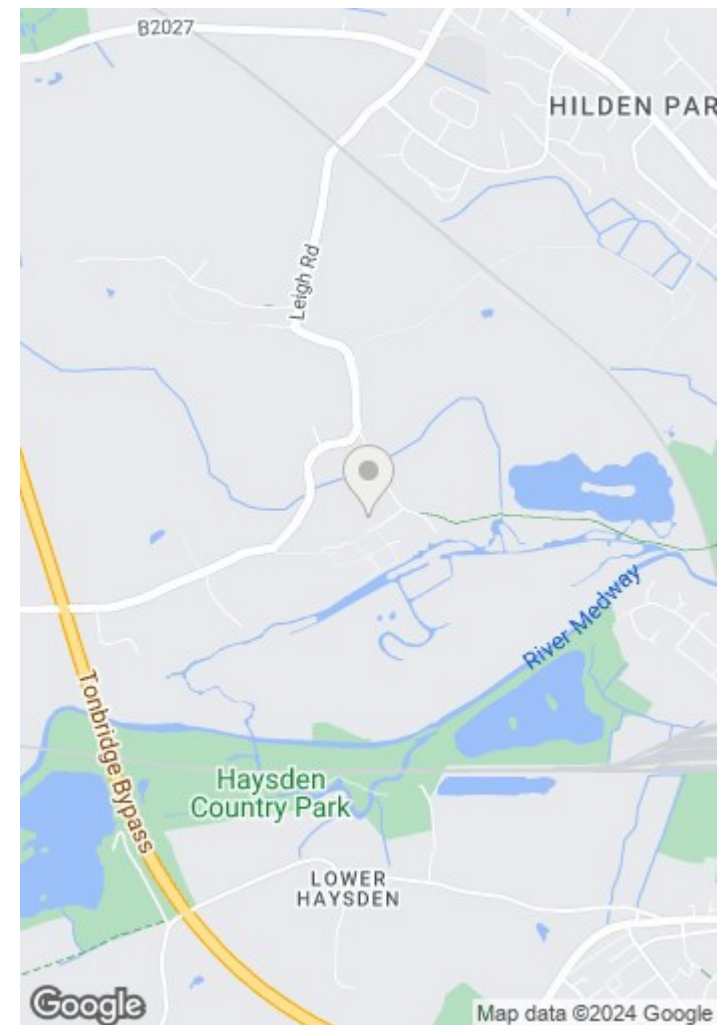
Outside the property stands in a very large plot with lawned gardens, paved seating area with a central fire pit, outdoor kitchen. There is also a substantial detached home office which is used brilliantly for entertaining and a home office. To the side of the office is a parking area accessed via wrought iron gates and a detached larger than average single garage.

Viewings are recommended.

1811 Powdermills

The property has direct access on foot or by bike to several country walks through to Tonbridge & the surrounding villages. 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.



Jack Charles



Jack Charles



Jack Charles



Jack Charles
Estate Agents



Jack Charles
Estate Agents



Jack Charles
Estate Agents



Jack Charles
Estate Agents

Jack Charles
Estate Agents

Sales & Lettings

<p>6 London Road Tunbridge Wells Kent TN1 1DQ Tel: (01892) 621 721</p>	<p>191 High Street Tonbridge Kent TN9 1BX Tel: (01732) 75 75 80</p>
--	---

E-mail: info@jackcharles.co.uk
www.jackcharles.co.uk



Jack Charles
Estate Agents



Jack Charles
Estate Agents



Jack Charles
Estate Agents



Jack Charles
Estate Agents