



3 Hollow Trees Close, Leigh, Tonbridge, TN11 8QF

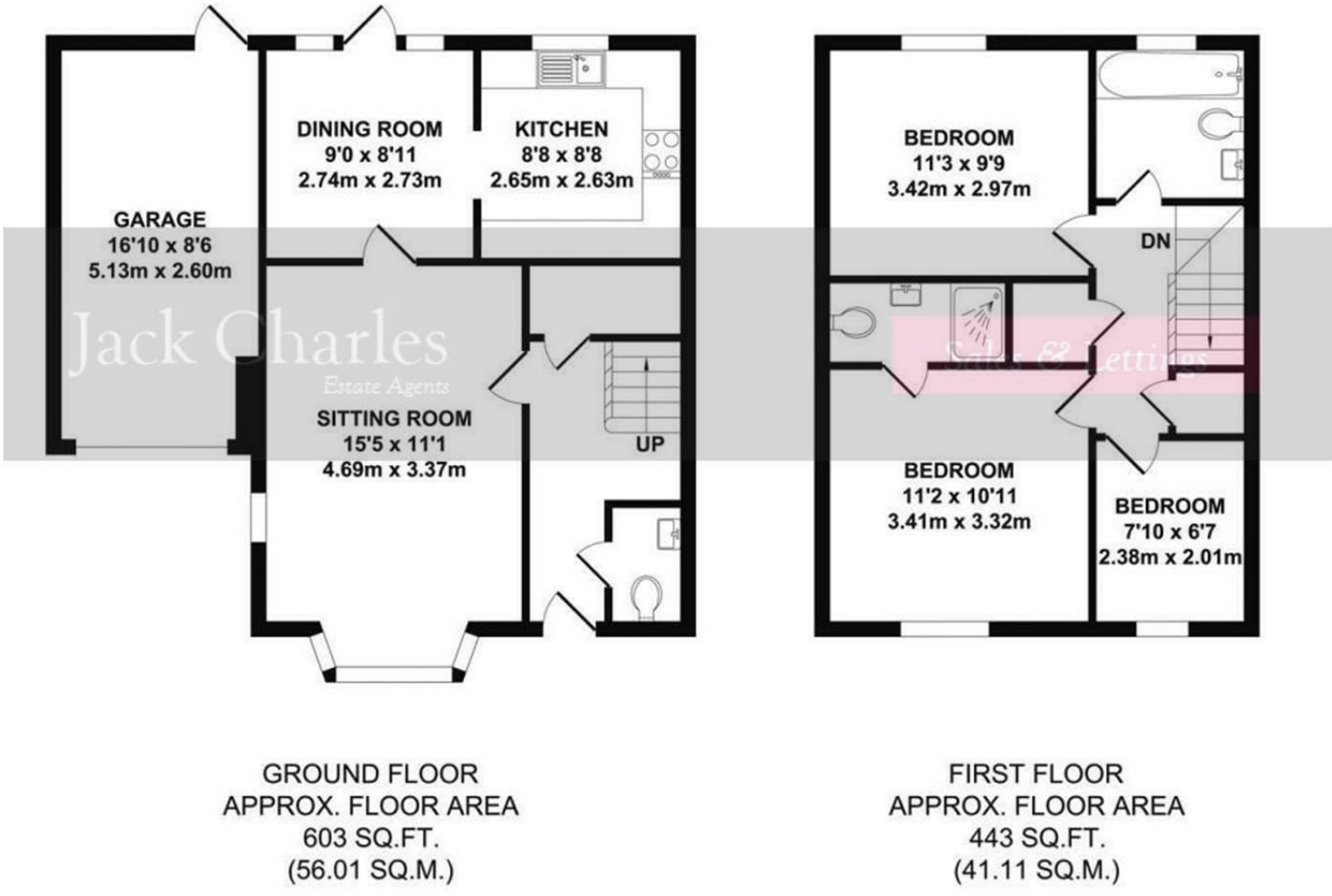
Guide Price £580,000 - £590,000

Jack Charles
Estate Agents

Sales & Lettings

- Guide £580,000 - £590,000
 - Ensuite & Family Bathroom
 - Living Room
- Three Bedrooms
 - Fitted Kitchen
 - Ample Parking & Garage
- NO FORWARD CHAIN
 - Dining Room
 - Exclusive Cul De Sac

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		
(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	

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 attractive modern three bedroom semi detached being sold with no onward chain. The property is located within a private cul de sac of 13 properties built in 2014 and enjoys an exclusive setting within this picturesque village and is just a short distance from the village green, local shops, schools, and Leigh Main Line station. Internally the property enjoys modern refinements with a well designed layout offering entrance hall, cloakroom w.c, bay fronted sitting room with dual aspect. An open plan kitchen/diner with a range of fitted units with integrated appliances with views onto the rear garden and an adjoining dining space with views and access onto the rear garden. To the first floor, the landing offers storage cupboards and access to the loft above with connecting doors leading to three well proportioned bedrooms. The principal bedroom benefits from an en-suite, as well as this floor is serviced by a family bathroom. Externally, the driveway provides ample parking and in turn leads to a garage which some of the neighbours have converted into living space. The rear garden is enclosed with a verdant outlook, patio, lawn and shed. The property is very energy efficient and the private road has a service charge of £250 per annum. Viewings are strongly encouraged via appointed sole agents Jack Charles.

Location

This picturesque village of Leigh is renowned for its mock tudor listed buildings and pretty village green. Amenities include a primary school, church, village store, post office and Leigh railway station (Victoria and Tonbridge/Redhill line). Hildenborough main line station (Charing Cross/Cannon Street line) is approximately one and a half miles distant and a good range of shopping, educational and recreational facilities may be found at both Sevenoaks and Tonbridge.

Tonbridge is a thriving market town that has developed over the centuries. It boasts a fine example of a 'Motte and Bailey' Norman castle built in the 13th century, set on the banks of the river Medway with the castle grounds abutting Tonbridge Park offering covered/open air swimming pool, tennis courts, children's play areas, miniature railway, putting etc. Tonbridge town offers an excellent range of retail and leisure activities with many High Street stores and a full complement of banks and building societies, together with a selection of coffee shops, restaurants and local inns. The mainline station provides fast commuter links into London (Cannon Street/London Bridge/Charing Cross in approximately 40 minutes) with road links to the M20 & M25 motorways via the nearby A26 and A21. Tonbridge offers a full scale of education from Nursery to College and includes Grammar & Private schools such as the world-renowned Tonbridge School. There are many places of historical interest in the surrounding areas including Penshurst Place and Gardens, Hever Castle, Knole House and Chartwell (once home to Winston Churchill).



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Not energy efficient - higher running costs		
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