



13 Powder Mills, Leigh, Kent, TN11 9AP  
Price: £475,000 Freehold

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS



\*Attractive Extended Mid-Terrace Cottage

\*Popular Semi-Rural Location \*Three Bedrooms

\*Open Plan Kitchen/Family Room \*Separate Sitting Room

\*Main Bedroom with En-Suite Shower Room \*Family Bathroom

\*Landscaped Rear Garden \*Off Road Parking

#### Description

An attractive mid-terrace extended three bedroom family home situated in this quiet residential semi-rural location. The property has been extended and improved by the current vendors to provide the main bedroom with an en-suite shower room and a rear extension with vaulted ceiling providing a bright additional family living space. The property also benefits from a separate sitting room, landscaped low maintenance rear garden and gravel driveway providing off road parking.

#### POINTS OF NOTE:-

- Entrance hallway with stairs rising to the first floor having spot lighting on stairs, oak effect laminate flooring.
- Sitting room with aspect to front, papered chimney breast with painted brick fireplace, wooden mantle and marble hearth, wall light points, under stairs storage cupboard, continuation of the oak effect laminate flooring and pretty wooden latch door leading to:-
- Open plan kitchen/dining room fitted with a range of shaker style wall mounted cabinets and base units, with peninsular return and finished with wood block worktops and tiled splashback. Ceramic butler sink, integrated dishwasher and fridge, space for range cooker in tiled chimney breast recess with extractor, space for washing machine and tumble dryer, feature wallpaper, space for freestanding fridge/freezer and dining table and chairs. Natural slate flooring with electric underfloor heating, inset lighting, steps leading down to the extended family living space with vaulted glazed ceiling, inset lighting, oak effect laminate flooring with underfloor heating and doors opening to the garden.
- First floor landing having access to loft via hatch with drop down ladder, boarded with light, fitted airing cupboard and inset lighting.
- Main bedroom with aspect to front and en-suite shower room, comprising Saniflo W.C, sink unit and shower enclosure. Two further first floor bedrooms both with aspect to rear.
- Family bathroom fitted with a white suite comprising shower bath with shower over and glazed screen, vanity unit with sink and concealed cistern w.c, white metro tiling, tile effect laminate flooring and inset lighting.

- Gravel driveway to front providing off road parking, path to front door with storm porch.
- Low maintenance landscaped rear garden with stone terrace/seating area on raised platform, artificial lawn, fenced boundaries and garden shed. External light and power. Right of access to rear for neighbouring properties.
- Services: All mains services. Gas central heating. Multi-paned double glazed windows.
- Council Tax Band: D – Sevenoaks District Council
- EPC: C

### Leigh

Powder Mills is a delightful semi-rural location off Powdermill Lane, between the popular villages of Hildenborough and Leigh. Local shops and amenities can be found in both villages together with mainline stations to London at both Hildenborough and Tonbridge. Leigh is a picturesque village with interesting period mock Tudor style properties and a village green where cricket is played during the summer months, together with Leigh Railway Station (Tonbridge/Redhill line). The A21 bypass linking to the M25 motorway network is approximately three miles distant whilst the main towns of Tonbridge and Sevenoaks are approximately six miles and three miles respectively. The market town of Tonbridge also offers a wide range of shops, cafes and restaurants, as well as indoor and outdoor pools and leisure centre. Golf can be played at Nizels in Hildenborough, wilderness and Knole in Sevenoaks. Good state and private schooling in the area with grammar schools in Tonbridge, Tunbridge Wells and Sevenoaks. There are country bike and walking trails nearby connecting to Tonbridge and the surrounding villages.



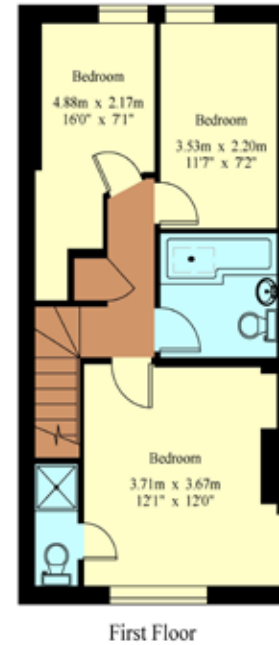
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# 13 Powder Mills

Gross Internal Area : 88.7 sq.m (954 sq.ft.)



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