



1 Wyndham Close, Leigh, Kent, TN11 8RD  
Offers In Excess Of: \$550,000 Freehold

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS





## \*Detached Three Bedroom Bungalow

\*Triple Aspect Sitting Room \*Kitchen/Breakfast Room \*Bathroom

\*Wrap Around Front Garden with Driveway \*Detached Single Garage

\*Delightful Private Rear Garden \*Scope for Extension \*Chain Free

### Description

An ideal opportunity to acquire this detached three bedroom bungalow situated on a corner plot with mature gardens in the heart of the idyllic Kentish village, in a private cul-de-sac. The property could now benefit from some general updating throughout and certainly has scope for extensions subject to planning. Offered for sale with no onward Chain

### Accommodation: -

- Central entrance hallway having double glazed white UPVC front door, access to loft via hatch, built-in airing cupboard housing modern Worcester combination gas boiler.
- Triple aspect sitting room, having central gas fireplace with brick and stone surround.
- Dual aspect kitchen, fitted with a range of matching wall cabinets, including tall cabinets and base units of cupboards and drawers with laminate worktop and tiled splash back. Eye height Nef dual oven and grill, Nef hob, sink unit and window with aspect to rear, space for washing machine and fridge freezer, stable door leading to rear garden.
- Bathroom fitted with a grey suite comprising close coupled w.c, pedestal basin, paneled bath with electric shower over on riser, tiled walls and opaque window. Separate second white close coupled w.c having access from the hallway.
- Two double bedrooms accessed off the central hallway, both with aspect to front, single third bedroom with aspect to front and built in shelving unit.
- The property is approached over a block paved driveway providing ample off road parking having mature hedge boundaries offer privacy area of lawn with shrub borders, wooden gate to side giving access to the rear.
- Detached single garage built in 2008 with electric up and over door to front and personal door to side allowing access to rear garden.



- The wrap around rear garden enjoys a private setting, being mainly laid to lawn with a small patio area, outside tap, fenced boundaries and well stocked mature shrub/flower borders.
- Council Tax Band: E - Sevenoaks District Council
- All main services. Gas central heating. Double glazed throughout.
- A small charge of \$5 per month is paid into a residents fund for any potential maintenance to the private road.
- Agents note: The property was subject to a small subsidence claim in 2006 found to be caused by an Oak tree that has now been removed. The property was signed off as structurally sound in 2008, all paperwork can be provided.
- EPC: D

#### Situation

Leigh is a picturesque village renowned for its mock Tudor listed buildings and pretty village green, where cricket is played during the summer months. 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. The A21 by-pass linking to the M25 motorway network, London, the south coast and major airports is only four miles away.



Viewing Strictly By Appointment

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This Floorplan is not to scale and for illustration purposes only.  
All measurements are approximate

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