



30 Burton Avenue, Leigh, Kent TN11 9FB  
Guide Price: £439,950 Freehold

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS



### \*Immaculate Stylish Modern Home

- \*Quiet Close within Bellway Homes Development
- \*South Facing Garden
- \*Smart Fitted Kitchen/Dining Room
- \*Sitting Room
- \*Two Double Bedrooms
- \*Main Bedroom with En-Suite Shower Room
- \*Contemporary Family Bathroom
- \*Cloakroom
- \*Close to Woodland and Local Walks
- \*Allocated Parking Space
- \*Visitors Parking Available
- \*Solar Panels
- \*Remainder of NHBC Warranty

### Description

This immaculate mid terrace house is situated within a small select close on the 1811 development built by Bellway Homes in 2017, on the outskirts of the picturesque village of Leigh. The property has been finished with neutral decor throughout, including a stylish fitted kitchen and contemporary fitted en-suite, family bathroom and spacious ground floor cloakroom. It enjoys a private south facing rear garden with sunny paved terrace and allocated parking space also having visitor parking spaces available, woodland and public footpaths nearby giving access to local walks.

Accommodation: -

- Approached over a paved pathway leading to the front door having storm porch and attractive half tiled facade, leading to:-
- Spacious entrance hall with Amtico light oak wooden flooring, stairs rising to first floor, cloaks cupboard housing gas boiler.
- Spacious ground floor cloakroom fitted with a white contemporary suite comprising concealed cistern w.c, wall mounted vanity unit with basin, chrome ladder towel rail, ceramic tiles flooring and walls to half height, extractor.
- Smart kitchen/dining room fitted with a range of gloss cream wall mounted cabinets and base units of cupboards and drawers, finished with woodblock worktops and upstands. AEG single oven, gas hob and extractor over, fully integrated AEG fridge/freezer in tall unit, fully integrated dishwasher, space and plumbing for washing machine, under cabinet lighting, ceramic tiled floor and inset ceiling lights. Space for dining table and chairs.
- Bright south facing sitting room with aspect to rear overlooking the garden, double doors opening to the terrace, continuation of the Amtico light oak flooring, under stairs cupboard housing electric meter and fuse board.
- First floor landing, access to loft via hatch, partly boarded with light, airing cupboard housing hot water tank.
- Main bedroom with aspect to rear overlooking the garden, fitted wardrobes and contemporary fitted en-suite shower room comprising tiled double walk in shower enclosure, concealed cistern w.c, wall mounted basin, chrome ladder towel rail, ceramic tiled floor and walls to half height, extractor. Further double bedroom with aspect to front.



- Contemporary family bathroom fitted with a white suite comprising panelled bath with hand shower attachment, wall mounted basin, concealed cistern w.c, chrome ladder towel rail, inset lighting, ceramic tiled floor and wall tiling to half height, inset lighting and extractor.
- Allocated parking space to the front of the property and shrub/flower border.
- Enclosed rear garden enjoying a paved terrace across the rear taking full advantage of the southerly aspect with pathway to rear. Mainly laid to lawn with fenced and mature hedged boundaries, garden shed to rear and wooden gate giving access to right of way behind neighbouring property. External lighting and tap.
- All main services. Privately owned solar panels. Gas central heating. Double glazed windows. Maintenance charges for communal areas 2024/25: £590 per annum payable in two 6-monthly instalments.
- Council Tax: Band E – Sevenoaks Council - \$2,757.01 per annum 2024/25
- EPC: B

#### Leigh

The 1811 development is situated outside of this picturesque village which is 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 two 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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Ground Floor

Approximate total area<sup>(1)</sup>

828.58 ft<sup>2</sup>

76.98 m<sup>2</sup>



First Floor

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