



1 Burton Avenue, Leigh, Kent TN11 9FB
Guide: £760,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Individual Modern Semi-Detached Extended Family Home
- *Situated on the 1811 Development Built by Bellway Homes
- *Five Double Bedrooms *Kitchen/Dining Room *Sitting Room
- *Cloakroom *Two Bedrooms with En-Suite Shower Rooms
- *Contemporary Family Bathroom
- *Rear & Side Gardens & Terrace *Block Paved Driveway

Description

This individual semi-detached five bedroom extended modern house is situated on the 1811 development, built by Bellway Homes in 2018, located on the outskirts of the popular village of Leigh. The property has been in the same ownership since new and is arranged over three floors having been extended into the loft creating a bright, versatile and spacious family home

Accommodation:-

- Porch canopy, entrance hallway with stairs rising to the first floor, fitted cupboard housing electricity meter and fuse board and Amtico flooring. Modern contemporary cloakroom comprising concealed cistern w.c, vanity basin, wall tiling to half height and ceramic tiled floor.
- Dual aspect sitting room with pretty square bay window to side and sliding doors opening the space to the rear terrace, continuation of the Amtico flooring.
- Open plan kitchen/dining room fitted with a comprehensive range of modern gloss wall mounted cabinets and base units of cupboards and drawers with complementing square edge laminate worktops and woodblock breakfast bar return. AEG eye level double oven, gas hob with fitted extractor over, integrated appliances including dishwasher, fridge/freezer, washer dryer and cupboard housing Ideal gas boiler. Ceramic tiled flooring and inset lighting.
- Bright first floor landing having built in airing cupboard with hot water tank and stairs rising to the second floor.
- On the first floor there are three double bedrooms and a contemporary family bathroom. Main bedroom enjoying fitted wardrobes and modern en-suite shower room fitted with a white suite comprising tiled walk-in shower enclosure with glazed screen, concealed cistern w.c and floating pedestal basin. Second and third bedrooms with outlook to rear, one currently utilised as an office.
- Contemporary family bathroom fitted with a modern white suite comprising panelled bath with tiled splashback and wall mounted shower attachment, concealed system w.c, floating pedestal basin and contrasting ceramic tiled flooring.
- Second floor landing, two bedrooms both into eaves, one with access to loft via hatch with drop down ladder and modern en-suite shower room, comprising tiled shower enclosure with glazed screen, close coupled w.c and vanity basin.



- Pretty low maintenance part walled rear garden with outlook over woodland to side, enjoying a stone terrace, area of lawn, walled and fenced boundaries providing privacy, lined with mature shrub/flower borders. Pathway to rear and garden shed, timber bike store, external tap, wooden gate and steps giving access to side.
- The property is approached over a shared block paved driveway having two allocated parking spaces, pathway to the front door and pathway to side leading to a further area of garden and wrought iron gate to footpath.
- Services & Points of Note: All mains services. Zoned gas central heating, no heating to second floor. Nest video doorbell. Double glazed windows. Fibre broadband to house. Solar panels (currently not connected). Maintenance charges for communal areas including woodland, children's playground, pathways and landscaping approx. £700 per annum. Visitor parking available on site.
- Council Tax: F – Sevenoaks Borough Council.
- 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). Access to woodland and public footpaths leading to Leigh within the development and close to the property, leading to The Plough Public House and countryside walks. 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.



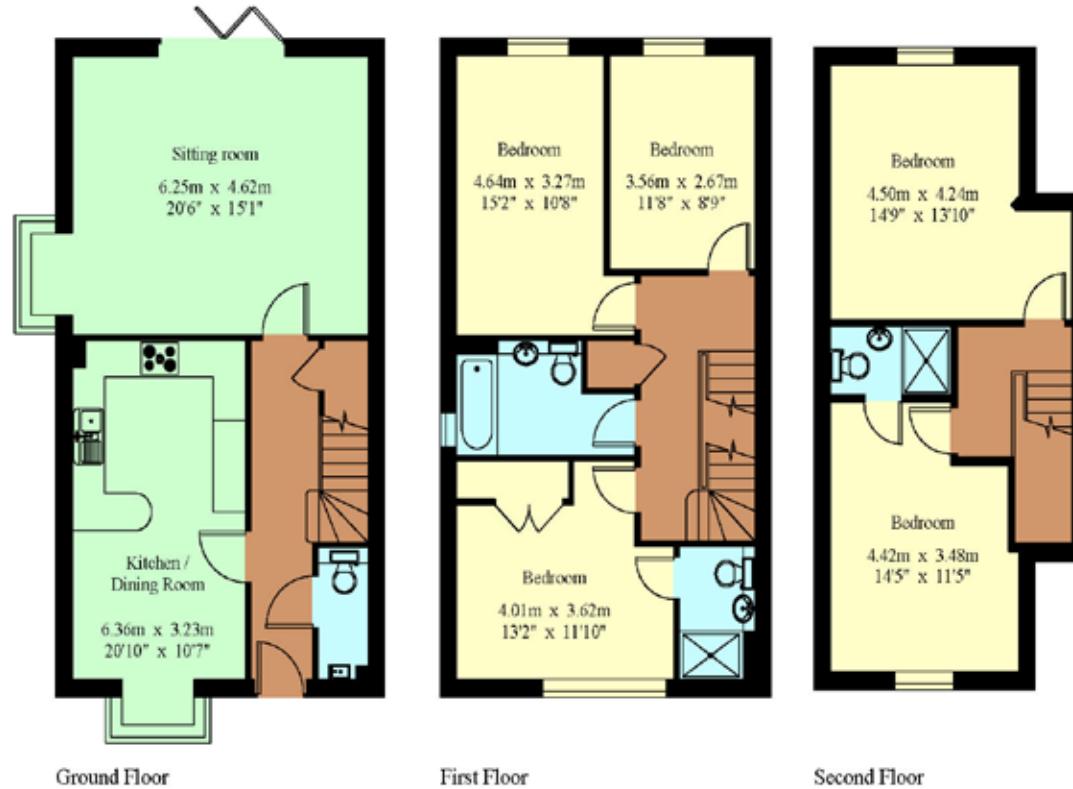
Viewing Strictly By Appointment

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Gross Internal Area : 157.3 sq.m (1693 sq.ft.)



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