



1 Burton Avenue, Leigh, Kent TN11 9FB
Guide: £725,000 - £750,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Stylish Modern Semi-Detached Extended Family Home
- *Situated on the 1811 Development Built by Bellway Homes
- *Five Double Bedrooms *Smart Kitchen/Dining Room
- *Bright Sitting Room *Ground Floor Cloakroom
- *Two Bedrooms with En-Suite Shower Rooms *Family Bathroom
- *Side & Rear Gardens with Terrace *Two Private Parking Spaces

Description

This stylish five bedroom semi-detached modern home, built by Bellway Homes in 2018, is located within the desirable 1811 development on the outskirts of the popular village of Leigh. Owned by the same family since new, the property has been thoughtfully extended into the loft, providing three floors of bright, versatile, and spacious living accommodation, perfectly designed for modern family life.

Accommodation:-

- Open porch canopy with front door leading to the entrance hallway with staircase rising to the first floor, fitted cupboard housing electricity meter and fuse board and smart Amtico flooring. Modern contemporary cloakroom comprising concealed cistern toilet, vanity basin, wall tiling to half height and ceramic tiled floor.
- Bright dual aspect sitting room with pretty feature square bay window to side and full height doors opening the space to the rear terrace, continuation of the Amtico flooring throughout.
- Smart open plan kitchen/dining room fitted with a comprehensive range of modern gloss wall mounted cabinets and base units of cupboards and drawers and contrasting square edge laminate worktops and woodblock return providing a breakfast bar. 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 led downlighting.
- Bright first floor landing having built in airing cupboard with hot water tank and staircase 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 toilet and floating pedestal basin. Second and third bedrooms with attractive 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 toilet, 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 toilet and vanity basin.
- Pretty low maintenance part walled rear garden with outlook over woodland to side, enjoying a paved terrace, area of lawn, walled and fenced boundaries providing privacy, lined with pretty mature shrub/flower borders. Pathway to rear and garden shed, external tap, wooden gate and steps giving access to side.



- The property is approached over a shared block paved driveway having two private parking spaces to the front of the house. Pathways lead to the front door and gated side access with further small area of garden.
- Services & Points of Note: All mains services. Zoned gas central heating. Nest video doorbell. Double glazed windows. Water softener. 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 District Council.
- EPC: B

Leigh

The 1811 development is situated just outside this picturesque village, renowned for its mock Tudor listed buildings and 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, public footpaths and cycle tracks leading to Leigh and Tonbridge within the development and close to the property, leading to The Plough Public House and surrounding villages and countryside walks. Hildenborough main line station (Charing Cross/Cannon Street line) is two miles distant and a good range of shopping, educational and recreational facilities may be found at both Sevenoaks and Tonbridge. The area is also home to numerous schools including Sevenoaks School, Sevenoaks Prep, Schools at Somerhill, New Beacon, Weald of Kent, Tonbridge Girls Grammar School, Judd School for Boys, Hilden Grange Preparatory School, and the prestigious Tonbridge School. The property's convenient access to the A21 ensures swift connections to the national motorway network, Gatwick, Stansted, and Heathrow Airports, the Channel Tunnel, and the picturesque Kent coast.



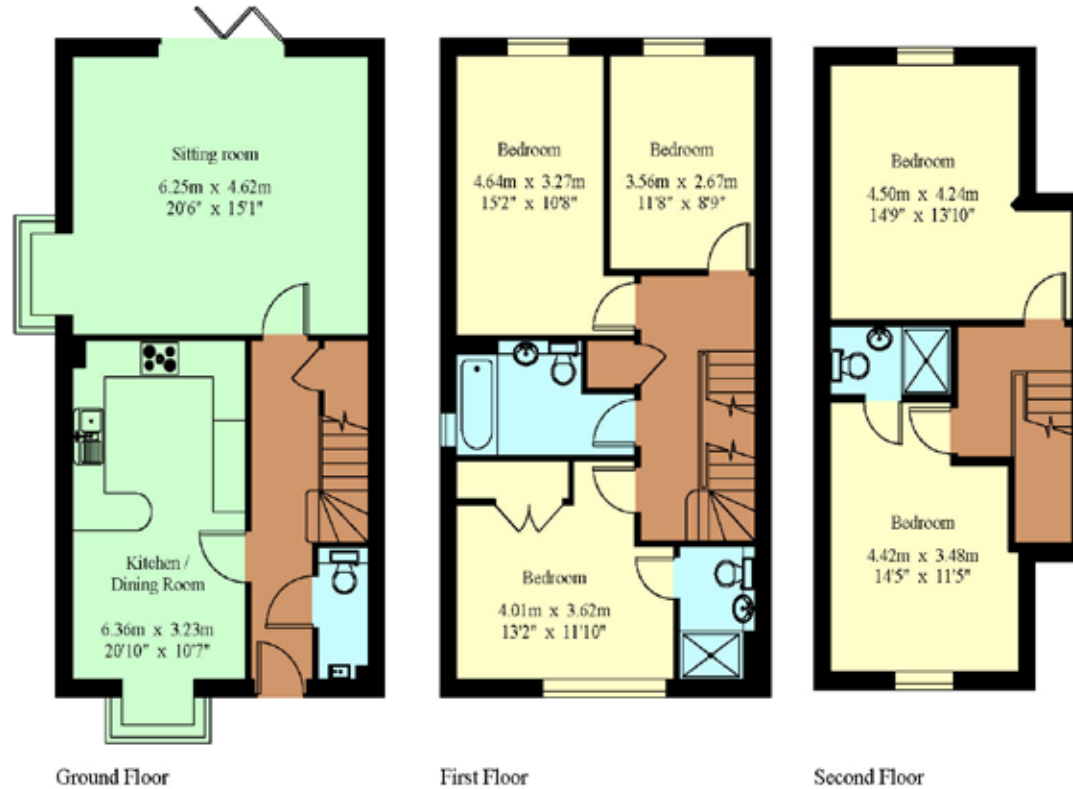
Viewing Strictly By Appointment

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



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