



34 Burton Avenue, Leigh, Kent TN11 9FB  
Guide: £535,000 Freehold

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS





- \*End of Terrace Family Home
- \*Three Bedrooms
- \*Situated on the 1811 Development Built by Bellway Homes
- \*Sitting/Dining Room
- \*Modern Kitchen
- \*Cloakroom
- \*Master Bedroom with En-Suite Shower Room
- \*Spacious Family Bathroom
- \*Attractive Rear Garden
- \*Two Allocated Parking Spaces
- \*Communal Areas including Woodland & Play Area

#### Description

This modern end-of-terrace house, built by Bellway Homes in 2016, is positioned at the head of a quiet close within the 1811 development on the outskirts of the popular village of Leigh. This appealing property offers spacious living accommodation, finished in a neutral palette throughout. Highlights include a modern fitted kitchen, a contemporary en-suite shower room, an attractively landscaped rear garden, and two allocated parking bays

#### Accommodation: -

- The property is approached via a paved pathway leading to the front door, which opens to the entrance hallway. This space features Amtico flooring which extends into the cloakroom and through to the sitting room and has a staircase rising to the first floor.
- Smart, contemporary cloakroom fitted with a vanity sink, a concealed cistern w.c, and finished with wall tiling to half height.
- The modern kitchen is fitted with a range of wall mounted cabinets and base units with cupboards and drawers, complemented by a contrasting worktop. It includes AEG appliances including an eye level double oven, a hob with an extractor over, fully integrated fridge/freezer, and integrated dishwasher. The kitchen also houses a gas boiler, features inset lighting, and has a ceramic tiled floor, with a window offering a front aspect.
- Bright, dual aspect sitting/dining room features bi-fold doors with a lovely outlook over the rear garden and includes a fitted understairs cupboard.
- First floor landing providing access to the loft via a hatch with a drop down ladder.
- Main bedroom, with a front aspect, features a tastefully papered feature wall, a double fitted wardrobe, and door to the contemporary en-suite shower room. The en-suite comprises a concealed cistern w.c, wall mounted basin, tiled shower enclosure with glazed screen, wall and floor tiling and inset lighting.
- The second bedroom, with a rear aspect, includes an attractive papered feature wall and a double fitted wardrobe with sliding doors. The third bedroom also offers a rear aspect.
- Spacious, contemporary family bathroom is fitted with a concealed cistern w.c, wall mounted basin, panelled bath with a shower over and glazed screen, inset ceiling and mood lighting, wall tiling to half height, and a ceramic tiled floor.



- A particular feature the attractively landscaped, part walled rear garden features a paved terrace across the rear with external lighting and bi-fold doors from the sitting room, making it ideal for outdoor entertaining. Pathways lead to the rear and side, with access to the front via a wooden gate. The garden also includes an area of astro turf with shrubs and a mature tree, fenced boundaries providing privacy, and a garden shed.
- Services: All mains services. Gas central heating. Private solar panels. Broadband connection to house. Double glazed windows. Maintenance charges for communal areas including woodland and children's play area. £600p/a. Two allocated parking bays to the front of the property with visitor parking available on site. Remainder of 10yr building guarantee.
- Council Tax: E – Sevenoaks District Council.
- EPC: B

#### Leigh

The 1811 development is situated on the outskirts of the picturesque village of Leigh, renowned for its mock Tudor listed buildings and charming village green, where cricket is played during the summer months. Amenities in Leigh include a primary school, church, village store, post office, and Leigh railway station, which provides connections to Victoria and the Tonbridge/Redhill line. The development offers access to woodland and public footpaths leading to Leigh and its attractions, such as The Plough Public House and various countryside walks. Hildenborough main line station, serving the Charing Cross/Cannon Street line, is approximately two miles away. Additionally, both Sevenoaks and Tonbridge offer a wide range of shopping, educational, and recreational facilities. The A21 bypass, linking to the M25 motorway network, London, the south coast, and major airports, is only four miles away.



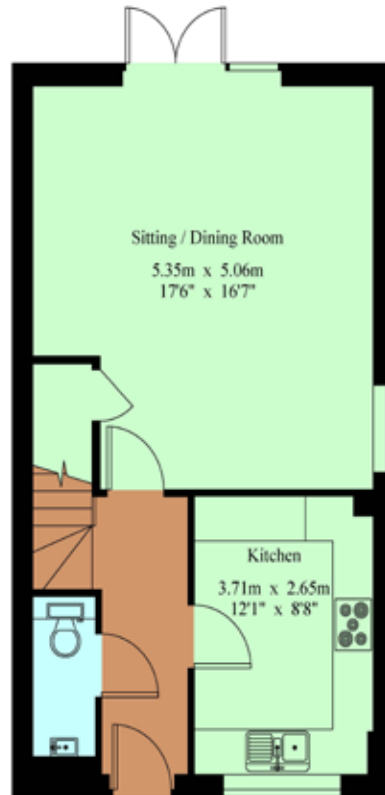
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# 34 Burton Avenue

Gross Internal Area : 93.2 sq.m (1003 sq.ft.)



Ground Floor



First Floor



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