



2 Powder Mills, Leigh, Kent, TN11 9AP
Guide Price: £350,000- £360,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Attractive Mid-Terrace Cottage
- *Popular Semi-Rural Location
- *Three Bedrooms
- *Sitting Room with Woodburning Stove
- *Kitchen/Breakfast Room
- *Ground Floor Bathroom
- *Separate Toilet
- *Cottage Rear Garden
- *Timber Workshop
- *Off Road Parking
- *No Onward Chain

Description

This attractive mid-terrace cottage offers a unique opportunity, situated in a quiet, semi-rural residential location on the outskirts of the popular village of Leigh. The property features three first floor bedrooms, off road parking, and a delightful cottage rear garden complete with a timber workshop. Having been in the same ownership for forty years, it is now being sold with the benefit of no onward chain.

Accommodation: -

- Bright sitting room, having stairs rising to the first floor, attractive wallpaper to one wall, central feature fireplace with wood burning stove set on a granite hearth and engineered oak flooring.
- Kitchen/breakfast room fitted with a range of wall mounted glazed cabinets and base units of cupboards and drawers finished with laminate worktops and metro tiled splashback. Tall cabinet incorporating eye level Neff double oven and AEG halogen hob, space for dishwasher, washing machine and fridge freezer and vinyl tile effect flooring. Two windows to rear overlooking the garden.
- Ground floor bathroom comprising corner panelled bath with electric wall mounted shower over and glazed screen, vanity unit with oval sink, wall and floor tiling.
- Rear lobby with door to rear garden and separate cloakroom.
- Main bedroom having aspect to front, range of fitted wardrobes, high cupboards and shelving to one wall, one housing hot water cylinder with immersion heater. Laminate wood effect flooring.
- Second bedroom with aspect to rear, laminate wood effect flooring, electric wall mounted heater. Third single bedroom also with aspect to rear and laminate wood effect flooring.
- Pretty cottage style low maintenance rear garden, divided into distinct areas, covered terrace with decked seating and BBQ area and wooden arbour with Jasmin. Wrought iron gates through to an area of lawn with gravel pathway leading to the timber workshop at the far rear and fenced boundaries providing privacy.



- Services and Points of Note: All mains services. Gas is currently capped off. No central heating, plug in electric heaters. Double glazed windows. Right of access across No. 1 Powder Mills.
- Council Tax Band: D – Sevenoaks District Council
- EPC: D

Leigh

Powder Mills is a delightful semi-rural location off Powdermill Lane, between the popular villages of Hildenborough and Leigh. Local shops and amenities can be found in both villages together with mainline stations to London at both Hildenborough and Tonbridge. Leigh is a picturesque village with interesting period mock Tudor style properties and a village green where cricket is played during the summer months, together with Leigh Railway Station (Tonbridge/Redhill line). The A21 bypass linking to the M25 motorway network is approximately three miles distant whilst the main towns of Tonbridge and Sevenoaks are approximately six miles and three miles respectively. The market town of Tonbridge also offers a wide range of shops, cafes and restaurants, as well as indoor and outdoor pools and leisure centre. Golf can be played at Nizels in Hildenborough, wilderness and Knole in Sevenoaks. Good state and private schooling in the area with grammar schools in Tonbridge, Tunbridge Wells and Sevenoaks. There are country bike and walking trails nearby connecting to Tonbridge and the surrounding villages.



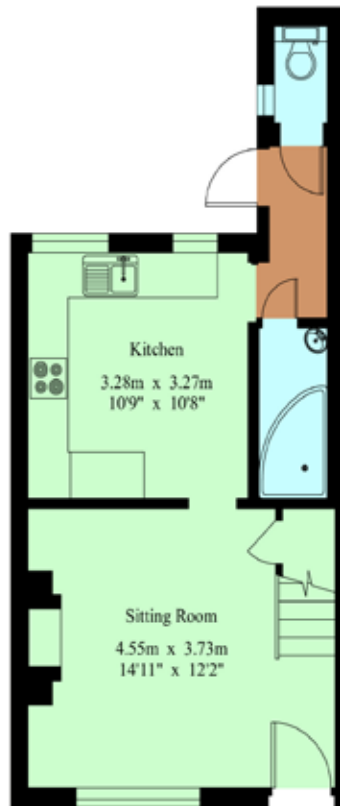
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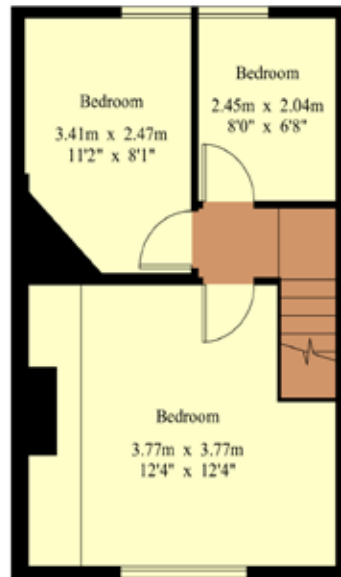
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2 Powder Mills

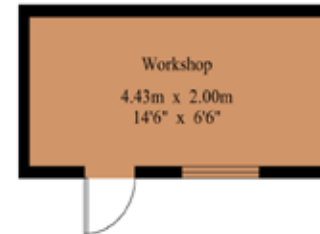
House - Gross Internal Area : 67.9 sq.m (730 sq.ft.)
Outbuilding - - Gross Internal Area : 8.8 sq.m (94 sq.ft.)



Ground Floor



First Floor



For Identification Purposes Only.

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