



26 Burton Avenue, Leigh, Kent TN11 9FB  
Guide: £600,000 - £625,000 Freehold

**JAMES MILLARD**  
INDEPENDENT ESTATE AGENTS





- \*Modern Double Fronted Semi-Detached Modern Family Home
- \*Situated on the 1811 development built by Bellway Homes
- \*Three Double Bedrooms
- \*Sitting Room with Bi-Fold Doors
- \*Open Plan Kitchen/Dining Room
- \*Master Bedroom with En-Suite
- \*Contemporary Family Bathroom
- \*Private Secluded Part Walled Rear Garden
- \*Two Allocated Parking Spaces & Visitor Parking

#### Description

Situated within the 1811 development built in 2017 by Bellway Homes, this stylish semi-detached double fronted family home is located in a semi-rural setting on the outskirts of the picturesque village of Leigh. This modern property features an open plan layout with neutral decor throughout, three double bedrooms with an en-suite to the master, an open plan kitchen/dining room, and a bright sitting room with bi-fold doors overlooking the private, partially walled rear garden.

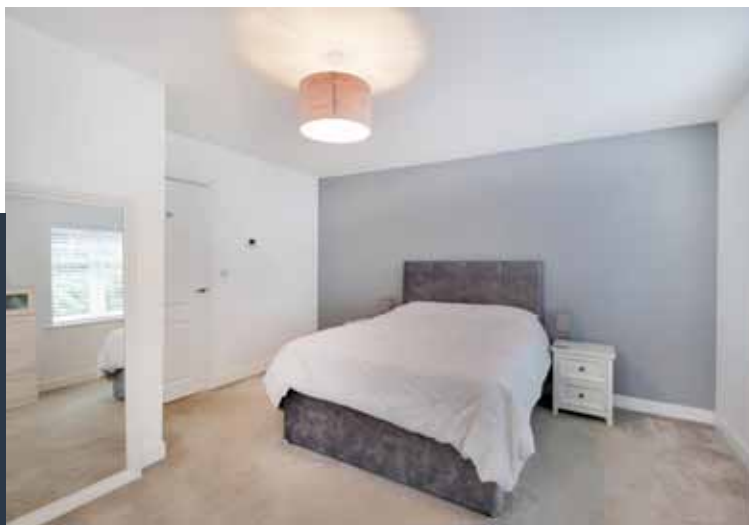
#### Accommodation: -

- The property is approached over a pathway with wrought iron fencing leading to the front door with storm porch, opening to the entrance hall with stairs rising to the first floor, smart laminate wood effect flooring and contemporary cloakroom.
- Bright sitting room overlooking the secluded part walled rear garden featuring bi-fold doors opening to the terrace.
- Dual aspect smart open plan kitchen/dining fitted with a modern range of white wall cabinets and base units, integrated appliances including AEG double oven, dishwasher, and fridge freezer, hob with extractor over, space for washing machine, under cabinet lighting, inset ceiling lighting, and sleek ceramic tiled flooring.
- On the first floor, there is a landing with access to the loft via a hatch with light, and a fitted airing cupboard with hot water tank.
- The master bedroom features fitted wardrobes and overlooks woodland to the front, and has an en-suite shower room with concealed cistern w.c, floating basin, tiled shower cubicle with wall-mounted shower and glazed screen, part tiled walls, and tiled floor.
- There's also a separate contemporary family bathroom with a panelled bath with tiled surround, concealed cistern w.c, floating basin, part tiled walls, and tiled floor.
- Two further double bedrooms both with fitted wardrobes complete the first floor accommodation.

- The secluded part walled low maintenance rear garden enjoys a sunny aspect with two terraces, lawn with shrub/flower borders and a pathway leading to the rear with fenced boundary and wooden access gate. At the front, there's a small section of garden and two allocated parking spaces, with visitor parking also available on the development.
- Services & Points of Note: All mains services. Water meter and privately owned solar panels. Remainder of building guarantee. Maintenance charges for communal areas including woodland, children's playground, pathways and landscaping currently £591.74 per annum.
- Council Tax Band: F - Sevenoaks District 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 local 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.



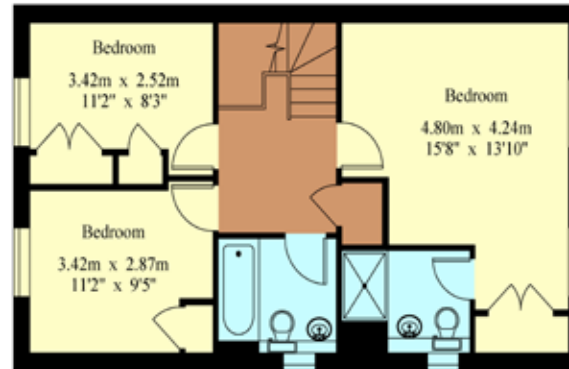
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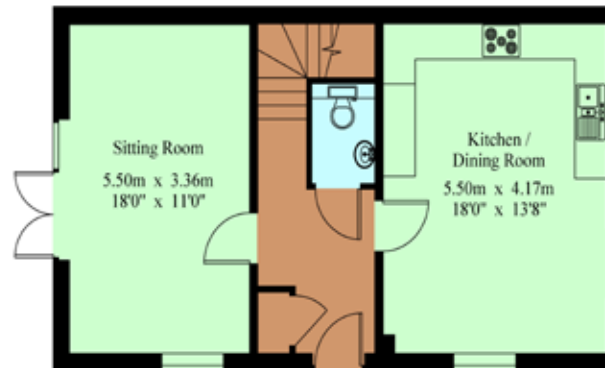
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Gross Internal Area : 111.6 sq.m (1201 sq.ft.)



First Floor



Ground Floor



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