



10 Burton Avenue, Leigh, Kent TN11 9FB
Guide: £950,000 - £975,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Stylish Modern Detached Extended Family Home
- *Situated on the 1811 Development Built by Bellway Homes
- *Six Double Bedrooms
- *Striking Kitchen/Dining Room
- *Sitting Room with Bay Window
- *Modern Cloakroom
- *Utility/Boot Room with Dog Shower
- *Main Bedroom with En-Suite Shower Room
- *Two Contemporary Family Shower Rooms
- *Front & Terraced Southerly Facing Rear Garden
- *Single Garage & Block Paved Driveway
- *Communal Areas Including Woodland & Children's Play Area

Description

This stylish six bedroom detached modern home, built by Bellway Homes is located within the desirable 1811 development on the outskirts of the village of Leigh. The property has been skilfully extended and updated throughout to a high specification, providing versatile living accommodation, perfectly designed for modern family life.

Accommodation

- The property is approached over a pathway with shrub/flower beds, hedging and pathway leading to the canopied front door.
- Entrance hallway with window to side, stairs rising to the first floor, understairs storage, modern contemporary cloakroom and smart Amtico flooring.
- Accessed through double doors off the hallway the sitting room enjoys a feature square bay window with aspect to front and continuation of the Amtico flooring.
- Striking open plan kitchen/dining/family room forming the hub of the home, fitted with a comprehensive range of two tone wall mounted cabinets and base units of cupboards and drawers with contrasting square edge solid worktops and upstands, island unit providing a breakfast bar with five ring gas hob with ceiling mounted extractor and downlighting. AEG eye level double oven, integrated dishwasher and integrated fridge/freezer. Continuation of the Amtico flooring and bi-fold doors opening the space to the terrace.
- Off the kitchen is the utility room having space and plumbing for a washing machine and tumble dryer, Ideal wall mounted gas fired boiler, door to the rear garden and bespoke dog shower.
- First floor landing having fitted wardrobe and airing cupboard housing hot water tank and staircase rising to the second floor.
- On the first floor you will find four double bedrooms and a contemporary family shower room. Main bedroom enjoying fitted wardrobes and modern en-suite shower room. Spacious second bedroom with aspect to front, third and fourth bedrooms with aspect to rear, all serviced by a smart contemporary family shower room.
- Second floor landing, two bedrooms both into eaves with skylight windows, smart Amtico flooring, one currently utilised as a home office/gym, serviced by a further contemporary shower room with walk in shower enclosure with digital controls.
- Block paved driveway leading to the integral garage, external EV charging point. Garage having an up and over door to the front, power and light and personal door to the kitchen.



- A particular feature the southerly facing part walled rear garden enjoys a sunny raised terrace with railings and steps leading down to an area of astro turf, fenced boundaries lined with beautifully tended cottage shrub/flower borders including clematis, lavender, alliums and roses offering a variety of interest. A further terrace offers seclusion having fenced boundaries with raised planters and climbing vine. Garden shed and gated side access.
- Services & Points of Note: All mains services. Gas fired zoned central heating. Loft conversion completed October 2021. Double glazed windows and fitted wooden shutters to remain where installed. Maintenance charges for communal areas two payments of £297.40 to AM Surveying & Block Management. Visitor parking available on site.
- Council Tax: G – Sevenoaks District Council.
- EPC: B

Leigh

The 1811 development is situated on the outskirts 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, 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 approximately 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 outstanding 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 Public School. Recreational opportunities abound with the Sevenoaks Leisure Centre, golfing at Nizels and Poult Wood, cricket at The Vine, and various local sports clubs. 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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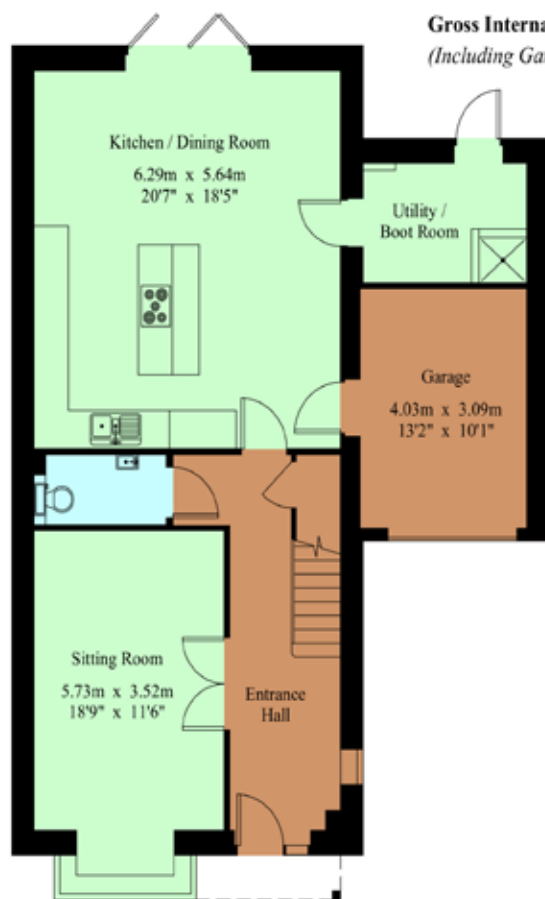
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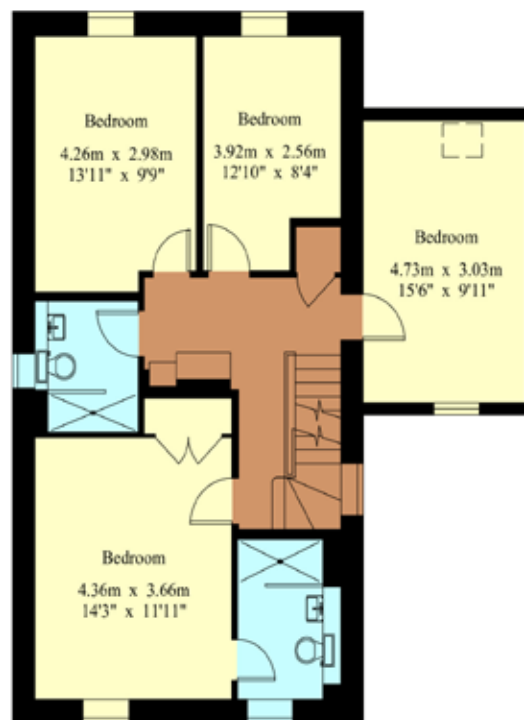
10 Burton Avenue

Gross Internal Area : 216.3 sq.m (2328 sq.ft.)

(Including Garage)



Ground Floor



First Floor



Second Floor



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