



8 Burton Avenue, Leigh, Kent TN11 9FB
Guide: £895,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Immaculate Modern Detached Family Home
- *Situating on the 1811 Development Built by Bellway Homes
- *Four Double Bedrooms *Striking Kitchen/Dining Room with Bi-Folds
- *Sitting Room with Bay Window *Modern Cloakroom
- *Main Bedroom with Smart En-Suite Shower Room
- *Contemporary Family Bathroom
- *Southerly Aspect Landscaped Rear Garden & Raised Terrace
- *Integral Garage *Block Paved Driveway & Visitor Parking
- *Communal Areas Including Woodland & Children's Play Area

Description

This immaculate four bedroom detached modern home, built by Bellway Homes in 2017 is located within the desirable 1811 development on the outskirts of the village of Leigh. This smart and stylish property is presented to a high specification throughout, providing versatile living accommodation, perfectly designed for modern family life.

Accommodation

- The property is approached over a pathway with area of lawn and shrub/flower borders, leading to the canopied front door.
- You enter the property into the bright and welcoming entrance hallway having window to side and stairs rising to the first floor with Amtico flooring. Modern contemporary cloakroom.
- Accessed off the hallway through double doors the sitting room enjoys a feature square bay window with aspect to front and fitted shutters.
- Striking open plan kitchen/dining/family room forming the hub of the home, fitted with a comprehensive range of modern cream gloss wall mounted cabinets and base units of cupboards and drawers with contrasting granite worktops, upstands and glass splashbacks, matching central island unit and breakfast bar incorporating five ring gas hob with ceiling mounted extractor and downlighting. AEG eye level double oven, integrated appliances including dishwasher, washing machine, fridge/freezer and wine cooler. Continuation of the Amtico flooring throughout the space and bi-fold doors fitted with made to measure blinds opening to the terrace.
- Spacious first floor landing, access to boarded loft space via hatch with drop down ladder and light and airing cupboard housing hot water cylinder.
- The first floor the accommodation is well proportioned with bespoke fitted bedroom furniture including fitted wardrobes, chest of drawers, bedside tables offering ample and clever storage solutions. Comprising a main bedroom having a smart en-suite shower room with walk in shower. Two further double bedrooms and fourth small double, currently utilised for a home office/study, serviced by a contemporary family bathroom.
- A block paved driveway offers ample parking for several vehicles and leads to the integral garage, having electric roller shutter door, power, light, EV charging point and personal door leading to the rear terrace. Wall mounted Ideal gas fired boiler.



- The southerly facing landscaped rear garden enjoys a sunny raised terrace, ideal for summer entertaining with wrought iron railings and gated side access to the front. Steps lead down to a further expanse of terrace with lawn, attractive shrub borders, fenced boundaries and garden storage shed.
- Services & Points of Note: All mains services. Gas fired central heating. Double glazed windows, made to measure wooden shutters to remain where installed. House alarm. Maintenance charges for communal areas £598.80 p/a paid in two instalments to AM Surveying & Block Management. Visitor parking available on site.
- Council Tax: G – 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, 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 Poulton 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

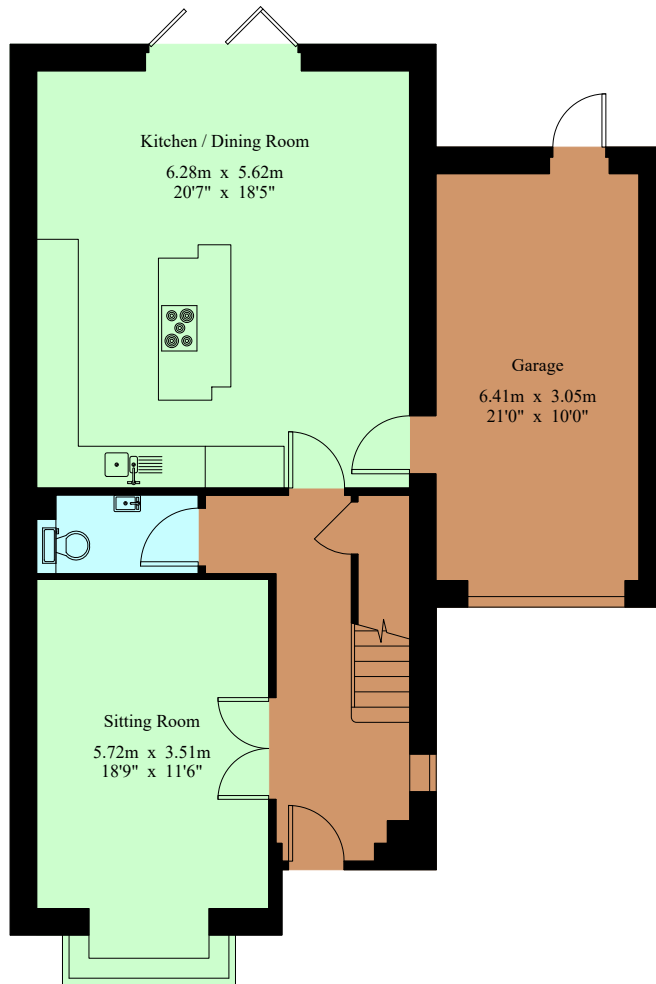
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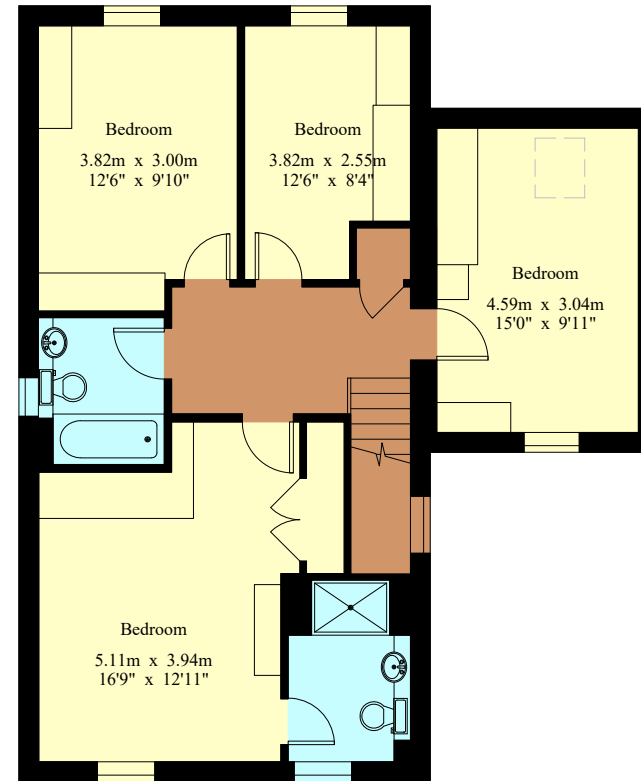


8 Burton Avenue

Gross Internal Area : 171.6 sq.m (1847 sq.ft.)
(Including Garage)



Ground Floor



First Floor



For Identification Purposes Only.

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