

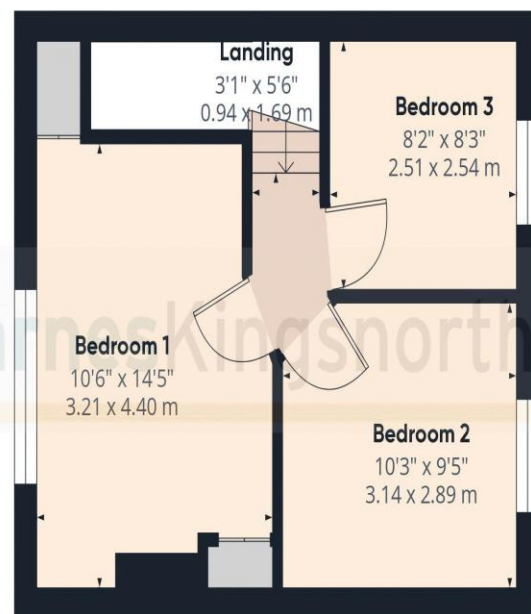
Barnes Kingsnorth offices at:

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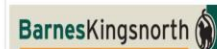
BarnesKingsnorth



Floor 0



Floor 1



Approximate total area¹⁾

866.48 ft²
80.5 m²

Reduced headroom

13.3 ft²
1.24 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Barnetts Road, Leigh, Tonbridge, Kent, TN11 8QH

£425,000 Freehold

Viewings strictly by appointment with the agent

Tel: 01732 771616

www.bkestateagents.com

AGENT'S NOTE: Rooms are measured to the nearest 3". Three feet= 0.9144m, therefore a room 12' x 12' would measure 3.66m x 3.66m. Before entering into a contract the purchaser should check the condition of services and appliances included in the sale. Site measurements and boundaries should be confirmed independently. Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to confirm the position for you, especially if contemplating travelling some distance to view the property.



2



3



1

THE PROPERTY

With well-presented and well planned family accommodation, this bright and spacious mid-terrace house will certainly appeal to the growing family. Close to open countryside this super home offers an open plan and versatile ground floor living space to use as you choose. The entrance door leads into a light and airy sitting room with bay window to the front and feature fireplace with log burner, perfect for those cosy evenings. A door leads into the stylish kitchen, well equipped with wood effect floor and wall cupboards providing ample storage and working space together with granite style worktops. Easy care and stylish flooring incorporating steps, leads down to the dining room, a stunning open plan spacious area with bi-fold doors to the garden and skylights allowing light to flood in. The modern family bathroom with fresh white suite, stylish tiling and shower over the bath completes the ground floor accommodation. Stairs to the first floor to uncover the three well proportioned double bedrooms.

OUTSIDE

Predominantly laid to lawn, the rear garden provides that all important outside space for the children to let off steam and for the adults to relax and enjoy those summer BBQs on the raised decked area complete with covered pagola. A paved driveway to the front of the property offers off road parking for two vehicles. Occupying a superb location and providing spacious and versatile accommodation this property is perfectly suited to family living and is being offered for sale with NO ONWARD CHAIN!



THE LOCAL AREA

Set in picturesque Leigh village, renowned for its Listed buildings and pretty village green, where cricket is played during the summer. Local amenities include a primary school, St Mary's Church, the village store & Post Office along with wonderful countryside surrounding.... just a perfect place to reside. Hildenborough Station is only 1.5 miles away with services to Charing Cross/Cannon Street and Leigh Station (Tonbridge/Redhill line) is just around the corner. An excellent range of shopping, educational and recreational facilities may be found in both Sevenoaks (approximately 8 miles distant) and Tonbridge (approximately 5 miles distant) including renowned schooling for all ages. With good road links to the M25 and South Coast the location of this property is ideal for homeowners seeking a life in the countryside but wanting easy access to nearby towns and all the advantages that provides.

ROUTE TO VIEW

As you approach Leigh village from Hildenborough, take the left hand turning into Powdermills Lane just prior to the village green. Then take the second turning on the right into Barnetts Road and the property will be found on the right-hand side.

PLEASE NOTE: In accordance with Money Laundering Regulations we are required, by law, to comply with customer due diligence and take a copy of proof of ID for all purchasers before a sale can be formally agreed. We will require one form of identification with your photograph (passport or driving licence) and one with your name and proof of address (utility bill) for each customer. BKEA employs the services of Smartsearch to verify the identity and residence of purchasers.

Energy Efficiency Rating: C

Council Tax Band: D

