



1 Wyndham Close, Leigh, Tonbridge, Kent, TN11 8RD

Guide Price £525,000 - £550,000

**Waghorn
&
Company**

Independent Estate Agents

*** No Chain - Detached bungalow on corner plot * Fantastic location with countryside walks to the rear of the property * Located just off the Village Green * Lots of scope for improving and extending * Scope of Extension STPP * EPC Rating D / Council Tax E - £2,757.01 PA ***

Waghorn and Company are proud to offer this 3 bedroom bungalow located in a private cul-de-sac just a short walk from the picturesque Village Green in Leigh, which offers a highly regarded Primary School, Church, general store/sub post office and Railway Station. The property has immense scope for extending and improving STPP, it has the added benefit of beautifully well kept wrap around gardens, detached garage and driveway. An early viewing is highly recommended to not only appreciate the property but the location it enjoys.

Front Garden

Access is via a wrought iron gate with a brick paved pathway leading to double glazed door with matching side windows leading to entrance hall.

Entrance Hall

Doors to kitchen/breakfast room, lounge/Dining room, bedrooms, separate w/c and bathroom, cupboard housing boiler and radiator.

Lounge/Dining Room

Double glazed windows to both side and front, porthole window to side, stone fireplace and radiator.

Kitchen/Breakfast Room

Double glazed window to both side and rear, twin stainless steel sink and drainer with cupboards under and a further range of matching base and wall units, space for freestanding fridge freezer, inset gas hob and built in electric oven, built in larder cupboard with shelving and window to side, stable door leading to rear garden and radiator.

Bedroom 1

Double glazed leaded light window to side and radiator.

Bedroom 2

Double gazed window to side and radiator.

Bedroom 3

Double glazed window to front and radiator.

Cloakroom

Window to rear, low level w/c, hand wash basin and radiator.

Bathroom

Double glazed frosted window to side, low level w/c, pedestal hand wash basin, panelled bath with shower over and glass shower screen and radiator.

Gardens

To the rear of the property is a beautifully kept garden mainly laid to lawn with well stocked, flowered borders housing an array of established flowers and shrubs, pedestrian access, door to detached garage. The gardens continue to flow around the property giving lawn areas with well stocked borders to all elevations.





Garage 18' 6" x 8' 1" (5.63m x 2.46m)
 Double glazed windows to side and rear and remote operated up and over door to front.

Tenure
 Freehold



Energy performance certificate (EPC)

1 Wyndham Close Leigh TONBRIDGE TN11 8RD	Energy rating D	Valid until: 21 August 2032
		Certificate number: 2815-0132-3002-0098-6206

Property type	Detached bungalow
Total floor area	93 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
 the average energy score is 60

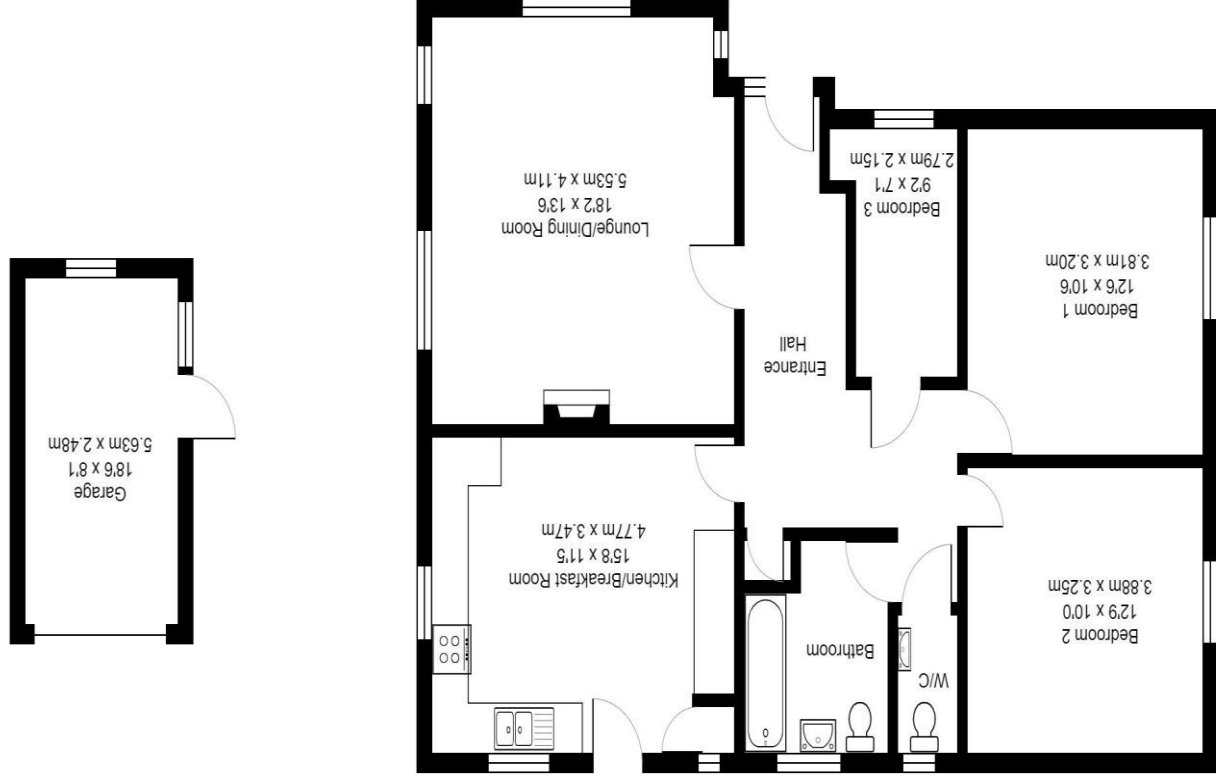
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This Floorplan is not to scale and for illustration purposes only.
All measurements are approximate