



Ivydale , Lower Green, Leigh, Tonbridge, Kent, TN11 8RU

Offers in the Region Of £675,000

**Waghorn
&
Company**

Independent Estate Agents

*** Four Bedroom Semi-Detached Family Home * Family Bathroom & Ground Floor Cloakroom * Westerly Facing Rear Garden * Sitting Room & Family Room * Kitchen/Breakfast Room & Dining Room * EPC Rating D / Council Tax Band E - £2,510.27 P.A. ***

NO ONWARD CHAIN! A rare opportunity to acquire this, spacious semi-detached family home, located in the centre of the picturesque village of Leigh, just a stones throw of the train station and the favoured Leigh Primary School. The property offers good sized light and airy accommodation with the added benefits of wonderful Westerly facing rear garden and garage. An early viewing is recommended to avoid disappointment.

Front garden

There is a hard standing driveway leading to garage and path leading to entrance with the remainder of the garden being laid to lawn with flowered borders housing an array of established shrubs and plants.

Entrance

Access is via a canopied entrance porch with door leading to entrance hall.

Entrance Hall

Double glazed window to front, doors to lounge, dining room, kitchen, cloakroom and family room, parquet flooring and stairs to first floor landing with understairs cupboard.

Family Room

Double glazed window to front, three wall light points, parquet flooring and radiator.

Lounge

Double glazed window to side, feature fireplace with stone hearth, four wall light points, patio door to rear and radiator.

Dining Room

Open plan to kitchen/breakfast room with double glazed window to rear, wood laminate flooring and radiator.

Kitchen/Breakfast Room

Double glazed patio doors to rear, one and a half bowl sink and drainer with cupboards under and further range of matching base and wall units, space and plumbing for washing machine and dishwasher, space for self condensing tumble dryer and fridge freezer, built in double oven, inset four ring gas hob with extractor hood over and larder cupboard.

Cloakroom

Double glazed frosted window to front, tiled flooring, low level w/c and hand wash basin set within vanity unit.

First Floor Landing

Double glazed window to front, access to loft, doors to bedrooms and family bathroom, linen cupboard and airing cupboard.

Bedroom 1

Double glazed window to rear and radiator.

Bedroom 2

Double glazed window to front, walk in, eaves storage with slated shelving and radiator.





Bedroom 3

Double glazed window to rear and radiator.

Bedroom 4

Double glazed window to front and radiator.

Family Bathroom

Double glazed frosted window to rear, low level w/c, hand wash basin set within vanity unit, panelled bath with electric power shower over and heated towel rail.

Rear Garden

The rear garden is mainly laid to lawn with side flowered borders housing an array of established shrubs and plants, adjacent to the property is a stone patio area, large timber shed, useful storage area and side pedestrian access.

Tenure

Freehold



Energy performance certificate (EPC)																																		
Ivydale Lower Green Leigh TOWNSHIP TN11 8RU	Energy rating D	Valid until: 9 March 2033 Certificate number: 2120-6907-9070-2101-1605																																
Property type	Semi-detached house																																	
Total floor area	142 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-standards-landlord-guidance).																																		
Energy efficiency rating for this property																																		
This property's current energy rating is D. It has the potential to be B.																																		
See how to improve this property's energy performance.																																		
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Services disclaimer: The mention of any appliances and or services within these details does not imply they are in working order nor have we sort any certification of warranty or service

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