



3 Burton Avenue, Leigh, Tonbridge, Kent, TN11 9FB

£585,000

**Waghorn
&
Company**

Independent Estate Agents

*** 3 Bedroom Semi-Detached Family Home * Bathroom, En-Suite & Ground Floor Cloakroom * Popular Village Location * Allocated Parking Spaces * Favourable Aspect with Woodland & Playing Field Views * EPC Rating B / Council Tax Band F - £3,113.39 P.A.**

Waghorn & Company are delighted to offer to the market this beautifully presented, 3 bedroom semi-detached family home located in the popular 1811 development, within easy reach of local Schools, shops & transport links. The property offers deceptively spacious accommodation throughout with the added benefits of an en-suite shower room, parking for up to 3 cars, scope for further development STPP and a picturesque outlook across woodlands and playing grounds. An internal viewing is highly recommended.

Entrance

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

Entrance Hall

Doors to lounge/diner, kitchen/breakfast room and cloakroom, stairs to first floor landing with understairs storage cupboard and radiator.

Lounge/Diner 18' 0" x 16' 7" (5.48m x 5.05m)

Patio doors to rear with matching side window, feature fireplace and radiator.

Kitchen/Breakfast Room 18' 5" x 10' 6" (5.61m x 3.20m)

Double glazed window to front, one and a half bowl sink and drainer with cupboards under and a further range of matching base and wall units, built in electric oven, inset 4 ring gas hob with extractor hood over, inset spot lights, integrated fridge freezer, washing machine & dish washer, breakfast bar, extractor fan and radiator.

Cloakroom 3' 0" x 7' 10" (0.91m x 2.39m)

Low level W/C with concealed cistern, ceramic wall tiling, tiled flooring, hand wash basin set within vanity unit, extractor fan and heated towel rail.

First Floor Landing

Double glazed window to side, doors to bedrooms & family bathroom, access to loft, airing cupboard and radiator.

Bedroom 1 11' 10" x 13' 1" (3.60m x 3.98m)

Double glazed window to front, built in wardrobe, door to ensuite and radiator.

En-suite 4' 6" x 7' 10" (1.37m x 2.39m)

Double shower cubicle, ceramic wall tiling, tiled flooring, inset spotlights, floating hand wash basin, low level W/C with concealed cistern, fitted wall mirror, electric shaver socket, extractor fan and heated towel rail.

Bedroom 2 8' 11" x 12' 8" (2.72m x 3.86m)

Double glazed window to rear and radiator.

Bedroom 3 8' 9" x 9' 2" (2.66m x 2.79m)

Double glazed window to rear and radiator.





Family Bathroom 7' 10" x 6' 1" (2.39m x 1.85m)
 Panelled bath with mixer taps and hand shower piece, ceramic wall tiling, tiled flooring, low level W/C with concealed cistern, floating hand wash basin, fitted wall mirror, electric shaver socket, extractor fan, inset spotlights and heated towel rail.

Rear Garden
 To the rear of the property has a block paved patio area with the remainder of the garden being mainly laid to lawn with flowered borders housing array of established shrubs, plants and bushes, side pedestrian access, outside water tap and timber shed.

Tenure
 Freehold



2/28/24, 1:15 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
9, Burton Avenue Leigh TONBRIDGE TN11 9FB	Energy rating B	Valid until: 11 March 2028 Certificate number: 0154-3862-7273-9898-5025

Property type	Semi-detached house
Total floor area	114 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>).

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Awaiting Floorplan

Details No. 1 TW/JW

Measurement Disclaimer: Waghorn & Company has made every effort to ensure that measurements, details and particulars within our property details are accurate. However they are only an approximate general guide and the property particulars are produced in accordance with the property misdescriptions act (1991) and should not be construed as a contract or offer. Any lease, ground rent, photographs, service charge and distance details cannot be guaranteed for accuracy and as such they should be checked by a solicitor prior to exchange of contracts.

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