



Cherry Tree House, Kiln Lane, Leigh, Tonbridge, Kent,

TN11 8RT

£675,000

**Waghorn
&
Company**

Independent Estate Agents

*** 3 Bedroom Semi-Detached Family Home * Ground Floor Shower Room & Family Bathroom * Kitchen/Diner & Large Sitting Room * Driveway * Popular Village Location * EPC Rating D / Council Tax Band D - £2,255.74 P.A. ***

Waghorn & Company are delighted to offer to the market this immaculately presented, 3 bedroom semi-detached family home located in the heart of the picturesque Village of Leigh. The property offers versatile, open plan accommodation with the added benefits of a driveway, ground floor shower room and scope for further development STPP. An early viewing is highly recommended.

Entrance

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

Entrance Hall

Stairs to first floor landing, doors to sitting room, kitchen/diner and radiator.

Sitting Room 12' 7" x 24' 3" (3.83m x 7.39m)

Double glazed window to front, patio doors to rear, door to shower room, feature fireplace and two radiators.

Kitchen/ Diner

Kitchen Area 11' 8" x 7' 10" (3.55m x 2.39m)

Door to sitting room and double glazed door to rear garden, double glazed windows to side and rear, stainless steel sink and drainer with cupboard under and a further range of matching base and wall units, inset 5 ring gas hob with extractor hood over, 2 built in ovens, space for free standing fridge freezer & microwave, integrated dishwasher, inset spotlights and cupboard housing gas boiler.

Dinling Area 19' 3" x 8' 4" (5.86m x 2.54m)

Dual aspect double glazed windows to side and front, breakfast bar and radiator.

Shower Room 5' 4" x 7' 5" (1.62m x 2.26m)

Double glazed window to side and frosted glazed window to side, low level W/C with concealed cistern, ceramic wall tiling, tiled flooring, double shower cubicle, inset spotlight, extractor fan, hand wash basin set with in vanity unit, space and plumbing for washing machine and electric shaver socket.

First Floor Landing

Double glazed window to rear, access to loft, built in linen cupboard, doors to bedroom, family bathroom and radiator.

Bedroom 1 12' 5" x 13' 5" (3.78m x 4.09m)

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

Bedroom 2 13' 4" x 9' 4" (4.06m x 2.84m)

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

Bedroom 3 9' 4" x 10' 5" (2.84m x 3.17m)

Double glazed window to rear, built in wardrobe and radiator.





Family Bathroom 10' 4" x 5' 1" (3.15m x 1.55m)
 Double glazed frosted window to rear, low level W/C with concealed cistern, hand wash basin set within vanity unit, ceramic wall tiling, fitted wall mirror, extractor fan, inset spotlights, panelled bath with central mixer taps and shower over, electric shaver socket and heated towel rail.

Rear Garden

To the rear of the property is a raised decked patio area with the remainder of the garden being mainly laid to a paved patio with raised vegetable beds and an area of lawn, timber summer house, green house, outside water tap, power and outside lighting and side pedestrian access.

Tenure

Freehold



6/1/24, 5:48 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
Cherry Tree House Kiln Lane Leigh TONBRIDGE TN11 8RT	Energy rating D	Valid until: 16 July 2024 Certificate number: 8054-7423-2560-4563-4992

Property type	Semi-detached house
Total floor area	116 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>).

<https://find-energy-certificate.service.gov.uk/energy-certificate/8054-7423-2560-4563-4992?print=true>

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Details No. 1 TW/JW

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