



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

TN11 8RT

Guide Price £650,000 - £675,000

**Waghorn
&
Company**

Independent Estate Agents

*** Scope for further development STPP * Ground Floor Shower Room & Family Bathroom**

*** Kitchen/Diner & Large Sitting Room with open fire * Driveway * Popular Village**

Location * EPC Rating D / Council Tax Band D - £2,255.74 P.A. *

Lifestyle and location!! Waghorn & Company are proud to offer to the market this spacious family home, located in a private Lane just a short walk from the picturesque Village Green, favoured Village school and railway station, where you can get a train to Tonbridge in just 4 minutes. If you are looking for a home in a beautiful setting, with a wonderful community, stunning countryside, local shop, beautiful church and fabulous pub to name just a few then look no further.

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 0' 0" x 0' 0" (0.00m x 0.00m)

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.

Dining 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 Lleigh TONBRIDGE TN11 8RT | Energy rating D | Valid until: 16 July 2024 |
| | | Certificate number: 8054-7423-2560-4563-4992 |

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|------------------|---------------------|
| 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

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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