



7 Valle Gardens, Leigh, Tonbridge, Kent, TN11 9FA

£825,000

**Waghorn  
&  
Company**

Independent Estate Agents

**\* Five bedrooms \* Immaculately presented \* Driveway for Two Cars and Garage \* Two reception Rooms \* No Forward Chain \* EPC Rating B / Council Tax Band F - £3,414.76 \***

Waghorn and Company are delighted to offer for rental this wonderful, five bedroom semi-detached family home located in the prestigious 1811 development on the outskirts of the picturesque village of Leigh. The property is situated in a quiet cul-de-sac with access via electric gates. An early viewing is highly recommended to appreciate the quality and size of accommodation on offer.

**Entrance**

Access is via a canopied entrance porch through composite front entrance door leading to entrance hall. Electric charging point.

**Entrance Hall**

Stairs leading to first floor landing, Karndean flooring, understairs cupboard and radiator. Doors leading to cloakroom, lounge/dining room, kitchen breakfast room.

**Cloakroom** 7' 2" x 3' 0" (2.18m x 0.91m)

Ceramic wall tiling, hand wash basin set within vanity unit, low level W/C with concealed cistern and heated chrome towel rail.

**Kitchen/Breakfast Room** 18' 4" x 10' 7" (5.58m x 3.22m)

One and half bowl sink and drainer with cupboards under and further range of matching base and wall units, inset five ring gas hob, glass splash back with extractor hood over, built in double oven, inset halogen spot lights, integrated dishwasher, integrated washing machine and fridge freezer, tiled flooring and radiator.

**Lounge** 18' 0" x 16' 5" (5.48m x 5.00m)

Double glazed bi fold doors leading to rear garden, hand built bookshelves, Karndean flooring and radiator. Door leading to family room/office.

**Family Room/Office** 13' 8" x 8' 11" (4.16m x 2.72m)

Double glazed patio doors leading to rear garden, and radiator. Integral door leading to garage.

**First floor landing**

Double glazed window to side. Doors to bedrooms and bathrooms.

**Master Bedroom** 14' 6" x 11' 10" (4.42m x 3.60m)

Double glazed window to front, built in double wardrobe, telephone point and radiator. Door to en-suite.

**En-suite**

tiled flooring, low level W/C with concealed cistern, hand wash basin, panelled bath with mixer taps and shower attachment, shaver socket and heated chrome towel rail.

**Family Bathroom**

Panelled bath with shower over, hand wash basin, low level w/c with concealed cistern, ceramic tiled flooring, extractor fan, shaver socket and heated chrome towel rail.







**Bedroom 2** 12' 8" x 10' 10" (3.86m x 3.30m)  
Double glazed window to rear and radiator.

**Bedroom 3** 14' 8" x 8' 11" (4.47m x 2.72m)  
Double glazed window to front and radiator.

**Bedroom 4** 9' 2" x 8' 9" (2.79m x 2.66m)  
Double glazed window to rear and radiator.

### Guest Bathroom

Double glazed frosted window to side, panelled bath with shower over, pedestal hand wash basin, low level w/c with concealed cistern, ceramic tiled flooring, extractor fan and heated chrome towel rail.

**Bedroom 5** 9' 2" x 8' 11" (2.79m x 2.72m)  
Double glazed window to rear and radiator.

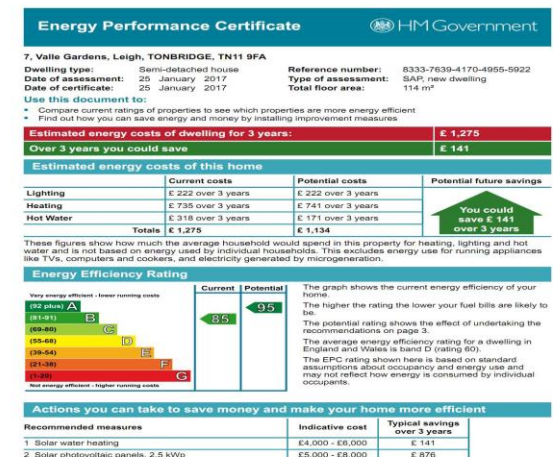


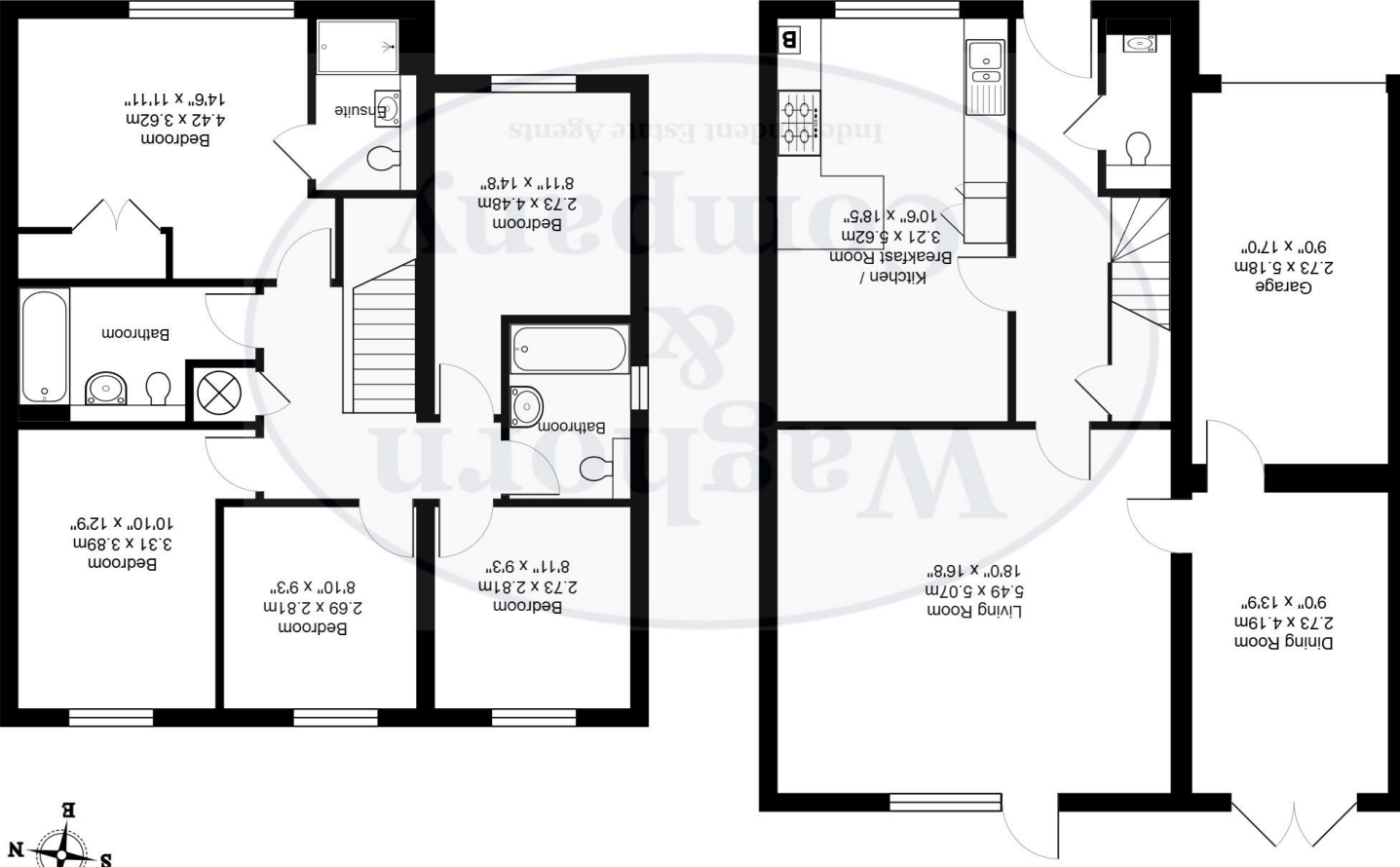
**Garage** 16' 11" x 8' 11" (5.15m x 2.72m)  
Electric door to front, power and lighting. Integral door leading to family room/office.

### Rear Garden

Westerly facing garden with stone patio area adjacent to the property with the remainder of the garden being laid to lawn.

**Tenure**  
Freehold





Ground Floor  
Area: 89.0 m<sup>2</sup> ... 958 ft<sup>2</sup>

First Floor  
Area: 79.2 m<sup>2</sup> ... 852 ft<sup>2</sup>

Total Area: 168.1 m<sup>2</sup> ... 1810 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

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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