



11 Barnetts Road, Leigh, Tonbridge, Kent, TN11 8QH

Offers in Excess of £500,000

**Waghorn
&
Company**

Independent Estate Agents

*** Charming semi detached family home * Three Bedrooms * Beautifully kept rear garden**
*** Off Road Parking and Garage * Cul-de-sac location * EPC Rating TBC/ Council Tax Band -**
£2,364.06P.A *

Set at the end of a peaceful cul-de-sac, this three-bedroom semi-detached home offers light-filled interiors and a calm, considered layout. The sitting room opens directly onto a south-facing garden — secluded by mature trees and perfect for relaxing, entertaining, or working al fresco. Inside, each space is designed to maximise natural light and flow, with a generous kitchen/diner at the heart of the home. The property has a separate utility room, downstairs cloakroom, off-road parking for two cars and a garage which could also function as a workspace with windows looking out onto the garden. An early viewing is highly recommended.

Front Garden

Block paved driveway giving vehicle access to detached timber garage. Side pedestrian access, outside water tap, privet hedge to front.

Entrance Hall

Tiled flooring, door to sitting room and radiator. Stairs leading to first floor landing.

Sitting Room 12' 0" x 14' 11" (3.65m x 4.54m)

Double glazed sliding doors leading to rear garden, feature fireplace with timber mantel and granite hearth, wood flooring, understairs storage cupboard housing the boiler and gas and electric meters and radiator. Door leading to kitchen/dining room.

Kitchen/Dining room 8' 5" x 17' 9" (2.56m x 5.41m)

Double glazed windows to front and rear, door to utility room, tiled flooring, One and a half bowl stainless steel sink and drainer with cupboard under. Further range of matching base and wall units, Inset gas hob and built in electric oven with matching stainless steel extractor hood over, radiator. Double glazed windows to front and rear, one and a half bowl sink and drainer with cupboards under and a further range of matching base and wall units, four ring gas hob with extractor hood over and electric oven under, space and plumbing for washing machine, and radiator. Doorway leading to utility area.

Utility Room 14' 7" x 6' 5" (4.44m x 1.95m)

Double glazed window to side and rear, stable door leading to rear garden, stainless steel sink and drainer with cupboards under and a further range of matching base and wall units, space and plumbing for washing machine, space for freestanding fridge freezer, and radiator. Door leading to cloakroom.

Cloakroom 3' 10" x 4' 3" (1.17m x 1.29m)

Double glazed frosted window to rear, tiled flooring, low level WC, floating hand wash basin, extractor fan and radiator.

First floor landing

Double-glazed window to front, access to loft. Doors to bedrooms and family bathroom.

Bedroom 1 10' 11" x 9' 8" (3.32m x 2.94m)

Double glazed window to rear and radiator.

Bedroom 2 9' 11" x 8' 10" (3.02m x 2.69m)

Double glazed window to rear and radiator.





Bedroom 3 7' 4" x 8' 10" (2.23m x 2.69m)
Double glazed window to front, and radiator.

Family Bathroom

Double glazed frosted window to front, panelled bath with chrome waterfall shower head,, low level WC, wash hand basin set within vanity unit, with wall munt mirrored cupboard above, ceramic walls tiling , extractor fan and chrome radiator with towel rail.

Rear Garden

Brick paved patio area adjacent to the rear and side of the property with the remainder of garden being laid to lawn. Inset raised flowered borders with a large selection of established shrubs and plants , timber shed, outside water tap, outside power and side pedestrian access.

Garage

Power and lighting.

Tenure

Freehold



Energy performance certificate (EPC)		
11 Barnetts Road Leigh TONBRIDGE TN11 8QH	Energy rating D	Valid until: 9 June 2035 Certificate number: 0066-1206-9105-2402-1900

Property type	Semi-detached house
Total floor area	88 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).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

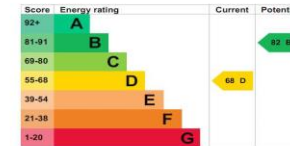
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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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.

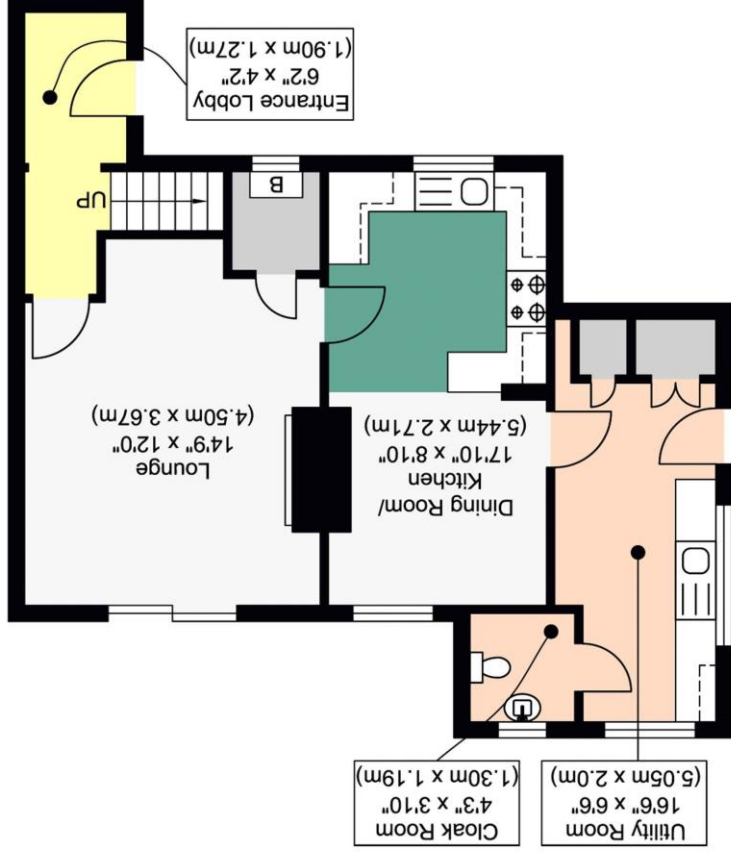
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Ground Floor
Approximate Floor Area
535.82 sq. ft.
(49.78 sq. m)



First Floor
Approximate Floor Area
379.42 sq. ft.
(35.25 sq. m)

