



9 Wyndham Avenue, Leigh, Tonbridge, Kent, TN11 8RB

£700,000

**Waghorn
&
Company**

Independent Estate Agents

*** 4/5 Bedroom Semi Detached Family Home * Large Driveway For Multiple Cars *
Downstairs Shower Room/Family Bathroom & En-Suite * Well Maintained Rear Garden *
Open Plan Kitchen / Dinner & Utility Space * EPC Rating: TBC / Council Tax Band: E-
£2,889.40 ***

Waghorn and Company are proud to offer this 4/5 bedroom semi-detached family home located in a private cul-de-sac just a short walk from the picturesque Village Green in Leigh, which offers a highly regarded Primary School, Church, general store/sub post office and Railway Station. The property has been extended and beautifully kept to include the added benefits of a large driveway, kitchen/diner, downstairs shower room and utility room. in addition to a downstairs bedroom that can be used as an additional family room or study. An early viewing is highly recommended to not only appreciate the property but the location it enjoys.

Front

To the front of the property is a brick paved driveway with step leading to entrance door.

Entrance

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

Entrance Hall

Stairs to first floor landing, doors to living room, kitchen/diner downstairs bedroom, which can be also used as an additional family room or study and radiator.

Bedroom 5 8' 3" x 9' 6" (2.51m x 2.89m)

Double glazed window to front with fitted shutters, inset spotlights and radiator.

Living Room 12' 6" x 14' 5" (3.81m x 4.39m) (into bay)

Double glazed bay window to front with fitted shutters, built in storage cupboards and shelving and radiator.

Kitchen/Diner 28' 2" x 12' 5" (8.58m x 3.78m)

Two double glazed windows to rear with fitted shutters, double glazed patio doors leading to rear garden with fitted shutters, one and a half bowl sink and drainer set within worktop with cupboards under and a further range of matching base and wall units, integrated dishwasher, integrated under counter fridge freezer, integrated full size fridge freezer, inset five ring gas hob with extractor fan over, built in eye level double oven oven and microwave oven, under counter wine fridge, door to utility and two radiators.

Utility room 3' 4" x 9' 6" (1.02m x 2.89m)

Part glazed door to side, integrated washer dryer with base and wall units with wall mounted gas boiler and door to shower room.

Shower Room 3' 4" x 9' 6" (1.02m x 2.89m)

Double glazed frosted window to side, low level W/C, hand wash basin set within vanity unit, shower cubicle, ceramic wall tiling, tiled flooring, extractor fan, inset spotlights, wall mounted mirror and heated chrome towel rail.

First Floor Landing

Doors to bedrooms, family bathroom, airing cupboard and access to loft.





Bedroom 1 17' 6" x 9' 5" (5.33m x 2.87m)

Double glazed window to front, door to en-suite and radiator.

En-suite 7' 8" x 6' 6" (2.34m x 1.98m)

Double glazed frosted window to rear, low level W/C with concealed cistern, shower cubicle, hand wash basin set within vanity unit, ceramic wall tiling, inset spotlights, tiled flooring, extractor fan and heated chrome towel rail.

Family Bathroom 7' 4" x 5' 5" (2.23m x 1.65m)

Double glazed frosted window to rear, paneled bath with mixer taps and electric power shower over, low level W/C, hand wash basin set within vanity unit, wall mounted mirror, extractor fan, inset spotlights, ceramic wall tiling, tiled flooring and heated chrome towel rail.

Bedroom 2 11' 3" x 11' 7" (3.43m x 3.53m)

Double glazed window to rear, fitted wardrobe and cupboard housing water tank and radiator.

Bedroom 3 10' 11" x 11' 11" (3.32m x 3.63m)

Double glazed window to front and radiator

Bedroom 4 8' 5" x 6' 3" (2.56m x 1.90m) (excluding depth of wardrobe)

Double glazed window to front, selection of fitted wardrobes and shelving and radiator.

Rear Garden

to the rear of the property is a paved patio area with steps leading down to the remainder of the garden which is mainly laid to lawn with flowered borders housing an array of established shrubs, plants and bushes, with a further raised patio area, path leading to timber shed, side pedestrian access and outside water tap.

Tenure

Freehold



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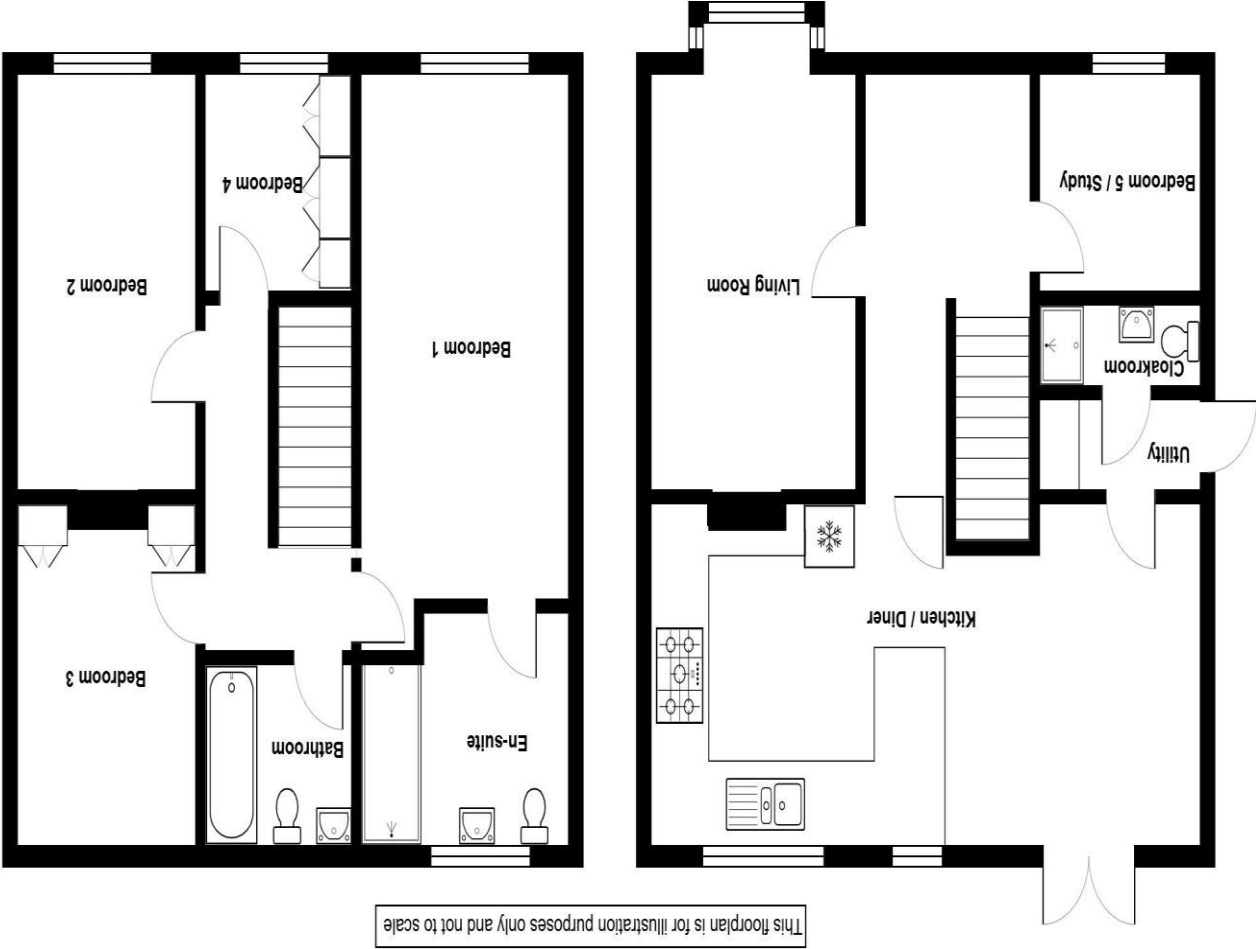
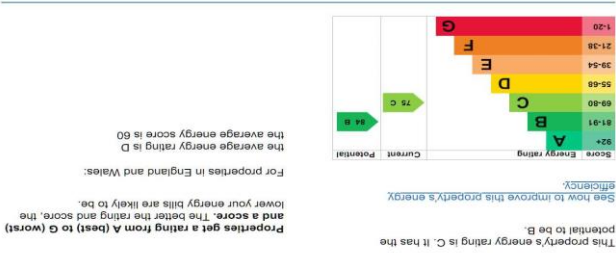
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Energy performance certificate (EPC)		
9 Wyndham Avenue TOWNSEND Leigh TN11 8RB	Energy rating C	Certificate number: 2213-0155-3002-0001-6202
Valid until: 8 September 2035		
Property type: Semi-detached house		
Total floor area: 145 square metres		

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-standards-guidance>).

Energy rating and score



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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