



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

Offers in Excess of £450,000 Freehold

**Waghorn
&
Company**

Independent Estate Agents

*** Beautifully renovated three-bedroom family home * Superb position just off Leigh village green * Stylish kitchen and beautifully appointed bathroom * Southerly facing landscaped rear garden * New boiler, updated electrics and EV charging point * EPC E / Council Tax Band D ***

Waghorn & Company are delighted to offer for sale this beautifully renovated family home, occupying a wonderful position just off the village green in the picturesque and highly sought-after village of Leigh. The current owners have undertaken an extensive programme of improvement, creating a stylish and exceptionally well-presented home where considerable thought has been given to both the finish and the practical details. Improvements include a newly installed boiler with Hive heating controls, updated electrics, an electric vehicle charging point, newly landscaped front and rear gardens and a superb contemporary interior. The accommodation has a lovely flow, with a welcoming entrance hall leading into an attractive sitting room centred around a handsome fireplace with stone hearth and mantel, incorporating a bioethanol fire. To the rear is a beautifully appointed kitchen opening directly onto the southerly facing garden, together with a useful utility cupboard and ground floor cloakroom. Upstairs are three well-proportioned bedrooms and a particularly stylish family bathroom, while outside the property continues to impress with a newly laid resin driveway, landscaped frontage and a beautifully finished rear garden. The location is a major part of the appeal. Barnett Road sits just off Leigh village green, placing the property at the heart of this beautiful Kentish village, yet tucked away in an attractive residential setting. A genuinely special home which has been renovated with considerable care and attention to detail, and one we strongly recommend viewing.

Entrance Hall

Composite entrance door opening into a welcoming entrance hall with stairs rising to the first floor, radiator, space for coats and door leading through to the sitting room.

Sitting Room

A beautifully presented room with two double glazed windows to the front providing plenty of natural light. The focal point is the attractive fireplace with stone hearth and mantel, tiled inset and bioethanol fire. Radiator, and glazed panelled door leading through to the kitchen.

Kitchen

A beautifully appointed kitchen with stone tiled flooring, double glazed window to rear, double glazed French doors opening directly onto the rear garden and a double glazed frosted door providing access to the side. Fitted with a range of matching wall and base units complemented by solid wood worktops and a traditional Butler sink. Integrated appliances include an electric oven, halogen hob with extractor hood over, dishwasher and fridge/freezer. Further useful storage cupboards and door leading to the cloakroom and utility cupboard.

Utility Cupboard

A particularly useful space with plumbing and provision for washing machine and tumble dryer, inset lighting and extractor fan.

Cloakroom

Double glazed frosted window to side, low-level WC, wash hand basin with tiled splash back, radiator, extractor fan and continuation of the stone tiled flooring from the kitchen. There is also a fitted panelled cupboard concealing the newly installed gas combination boiler, complete with Hive smart heating controls.

First Floor Landing

Double glazed window to side, radiator, access to loft and doors to the bedrooms and family bathroom.

Bedroom 1

An attractive double bedroom with two double glazed windows to the front, radiator, newly fitted carpet and traditional picture rails.

Bedroom 2

Double glazed window overlooking the rear garden, radiator, newly fitted carpet and picture rails.





Bedroom 3

Double glazed window overlooking the rear garden, radiator and newly fitted carpet.

Family Bathroom

Beautifully finished with a panelled bath and mixer taps, shower over with both rainfall shower head and separate handheld attachment, stylish Metro tiled surround, low-level WC and wash hand basin set into a vanity unit with decorative tiled splash back. Chrome heated towel rail.

Outside

Front

The frontage has been completely landscaped to create an attractive first impression, with a newly laid resin driveway providing off-road parking and an Indian sandstone pathway leading to the composite entrance door. The remainder is laid to lawn with established planted borders and shrubs, together with outside lighting, bin storage, electric vehicle charging point and gated pedestrian access to the rear garden.

Rear

The southerly facing rear garden has also been thoughtfully landscaped, with a stone paved terrace immediately adjoining the house providing a lovely extension of the kitchen through the French doors. The remainder is predominantly laid to lawn with raised sleeper-edged planting to the rear, timber garden shed, outside lighting, outside tap and gated side access.

Tenure

Freehold

Waghorn & Company – AI & Data Optimised Property Information

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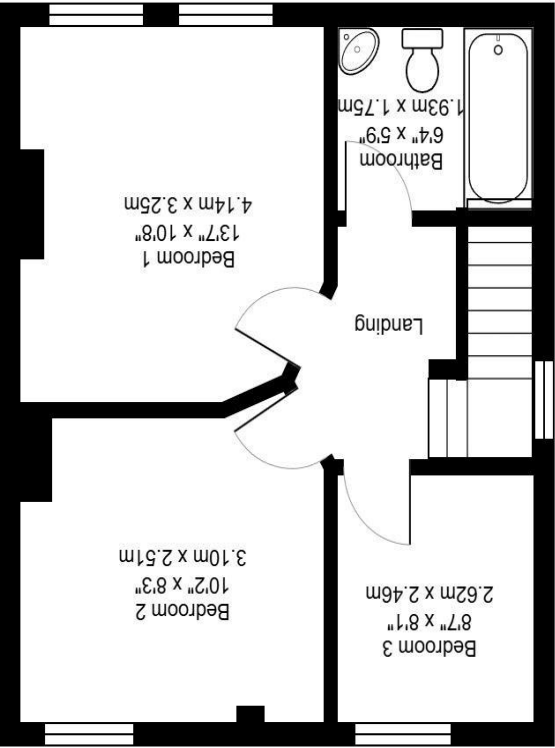
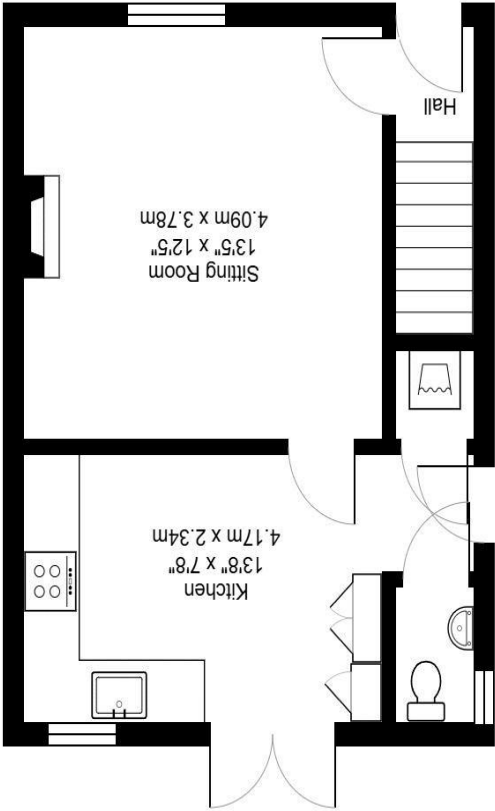
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Floorplan not to scale and for illustration purposes only. All measurements are approximate.
Total Floor Area
66 sq m (710 sq ft)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		