



7 Well Close, Leigh, Tonbridge, Kent, TN11 8RQ

£795,000

**Waghorn
&
Company**

Independent Estate Agents

*** 4/5 Bedroom Detached Family Home * Bathroom, Shower Room, Wet Room & Cloakroom * Sitting Room, Kitchen & Garden Room * Planning Permission for Garage * Picturesque Village Location * EPC Rating C ***

Waghorn & Company are delighted to offer to the market this attractive four bedroom detached family home located in the picturesque Village of Leigh within walking distance of the popular Leigh Primary School.. The property offers spacious accommodation and benefits from an additional bedroom/family room down stairs with adjoining wet room. An early viewing is highly recommend to avoid disappointment.

Entrance

Access is via a brick paved driveway with entrance door leading to entrance hall.

Entrance Hall

Doors to kitchen, sitting room and cloakroom, stairs to first floor landing and radiator.

Sitting Room

Double glazed bay window to front, double glazed window to side, feature fireplace with remote controlled living flame fire, door to kitchen/diner & family room/bedroom 5 and radiator.

Family Room/Bedroom 5

Double glazed window to front, a selection of built in wardrobes, door to wet room and radiator.

Wet Room

Double glazed frosted window to side, low level w/c, ceramic wall tiling, pedestal hand wash basin, extractor fan and radiator.

Kitchen

Patio doors leading to the conservatory with matching side windows, together with a double glazed window to the rear. Granite sink and drainer with quartz worktop over, cupboards beneath and a further range of matching wall and base units. Inset four-ring electric hob with stainless steel extractor hood over, integrated electric oven, slimline dishwasher, fridge, freezer and washing machine. Breakfast bar with cupboards over, space for a freestanding fridge freezer and two radiators.

Garden Room

Double glaze to both side and rear, patio doors to rear garden, two Velux windows and tiled flooring.

Cloakroom

Low level w/c with concealed cistern, extractor fan, floating hand wash basin, ceramic wall tiling and heated chrome towel rail.

First Floor Landing

Double glazed window to side, doors to bedrooms, shower room and family bathroom, airing cupboard and access to loft.

Bedroom One

Double glazed window to front and radiator.





Bedroom Two

Double glazed window to front and radiator.



Bedroom Three

Double glazed window to rear and radiator.

Bedroom Four

Double glazed window to rear and radiator.

Family Bathroom

Double glazed frosted window to side, panelled bath with mixer taps and hand shower piece, low level w/c, pedestal hand wash basin, ceramic wall tiling, tiled flooring, electric shaver socket and radiator.

Shower Room

Double glazed frosted window to side, tiled flooring, shower cubicle with power shower, electric shaver socket, low level w/c, ceramic wall tiling, pedestal hand wash basin and radiator.



Rear Garden

To the rear of the garden is a paved patio area with slope leading to the remainder of the garden which is mainly laid to lawn with flowered borders housing an array of established shrubs, plants and trees, timber shed, side pedestrian access and outside water tap.

Tenure:

Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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