



6 Well Close, Leigh, Kent TN11 8RQ
Offers in excess of: £880,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



*Detached Family House

*Established Residential Area in Favoured Village

*Sitting Room *Superb Kitchen/Dining Room

*Open Plan Semi-Circular Conservatory *Spacious Study

*Four Bedrooms *Bathroom & Shower Room

*Outside Covered Utility Area *100' South Facing Garden

Description

A spacious and very well presented detached family house occupying a favoured location within this well established residential area in the heart of this picturesque Kent village. The property offers excellent family accommodation with a particular feature being the smart kitchen/dining room which opens to a feature semi-circular conservatory. The property enjoys a south facing rear garden extending to 100' in length with newly planted trees and flower beds.

Accommodation

- Entrance hall with replacement double glazed multi paned front door and side panels, glazed double doors to sitting room, staircase to first floor, fitted shoe cabinet and engineered oak flooring which continues throughout the ground floor,
- Cloakroom with wc, small basin.
- Spacious double aspect sitting room with multi paned bow window.
- Smart kitchen/dining Room with an excellent range of wall and base units of cupboards and drawers with Silestone surfaces and upstands. Large peninsular bar with inset stainless steel sink. Inset four ring induction hob with extractor hood over and stainless steel splashback, pan drawers below. Built in eye level double oven. Pull out larder. Space and plumbing for washing machine (although currently not used), integrated fridge/freezer. Worcester gas boiler and programmer. Open plan to conservatory.
- Attractive semi-circular UPVC double glazed conservatory with delightful outlook over garden, two double glazed doors to garden, fitted blinds.
- Double aspect study with multi-panel bow window (possible utility area if required as there is space and plumbing for washing machine).
- First floor landing with hatch to roof space and extending loft ladder. Airing cupboard with hot water cylinder.
- The main double bedroom has an aspect to front and light oak effect twin double wardrobes. There are three remaining bedrooms, two with aspects to rear and another with outlook to front.
- The main bathroom has been refurbished with panelled shower bath with Aqualisa shower unit. Wide vanity unit with ceramic basin. WC. Heated towel rail and matching floor and wall tiles.

- Further shower room with tiled shower cubicle with Mira shower unit, pedestal basin, wc, and tiled walls.
- Externally the front garden is open plan and laid to lawn with flower beds and driveway.
- The 100' south facing rear garden is mainly laid to lawn with newly planted flower beds and young cherry trees. Indian stone terrace and further paved patio to rear. Paved paths. Timber garden shed, outside water tap and side access to the front. Tree lined outlook to the rear.
- There is a very useful covered outside utility area with space and plumbing for washing machine and tumble drier and space for other appliances.
- Services and points of note: All mains services. Gas central heating. Double glazed windows. Engineered oak flooring throughout the ground floor.
- Council Tax Band: E – Sevenoaks District Council
- EPC: C

Situation

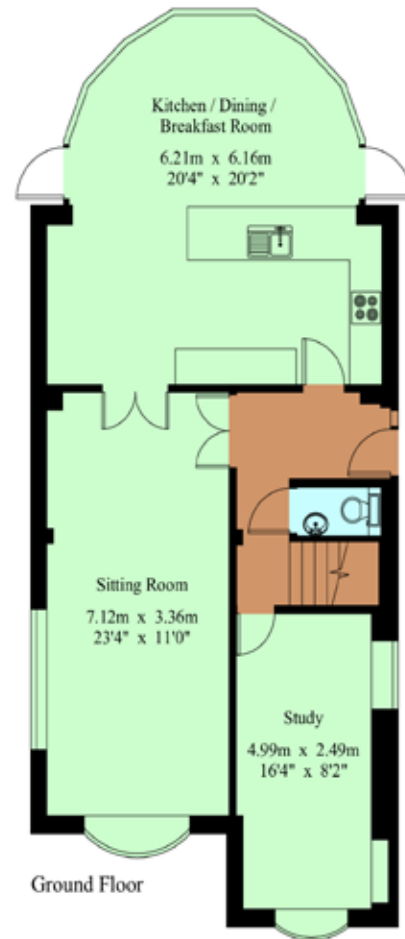
This picturesque village is renowned for its mock Tudor listed buildings and pretty village green, where cricket is played during the summer months. Amenities include a popular primary school, church, village store, post office, hairdresser, public house, cricket and tennis clubs and Leigh railway station (Victoria and Tonbridge/Redhill line) all walkable from the property. Hildenborough main line station (Charing Cross/Cannon Street line) is approximately one and a half miles distant and a good range of shopping, educational and recreational facilities may be found at both Sevenoaks and Tonbridge. The A21 by-pass linking to the M25 motorway network, London, the south coast and major airports is only four miles away.



Viewing Strictly By Appointment

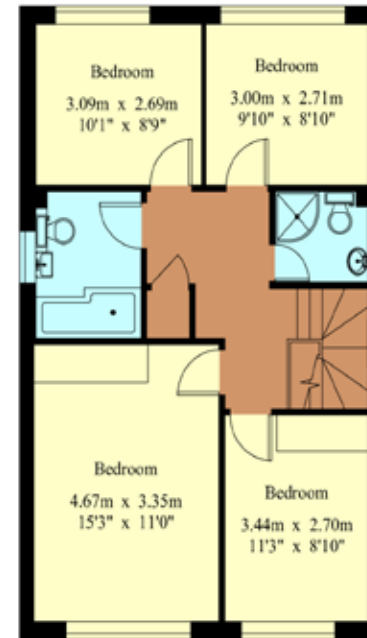
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6 Well Close

Gross Internal Area : 143.4 sq.m (1543 sq.ft.)



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