



The Bungalow, Lower Green, Leigh, Kent TN11 8RU
Guide: £650,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Individual Extended Detached Bungalow
- *Sought After Picturesque Village
- *Three Bedrooms
- *Offering Excellent Potential for Renovation/Improvement
- *Close to High Street & Station
- *Dual Aspect Sitting Room
- *Open Plan Kitchen/Dining Room
- *Spacious Family Bathroom
- *Detached Garage
- *Delightful Plot & Gardens
- *No Onward Chain

Description

This extended individual detached three bedroom bungalow is located just off the High Street, walkable to Leigh Railway Station and neighbouring the village allotments. The property has been a much cherished family home and is offered to the market with no onward chain, having a delightful plot and offering excellent potential for renovation and improvement, subject to planning.

Accommodation

- The property is set back from the road and approached via a pathway leading to the front door which opens to the spacious entrance hallway with secondary glazed windows, parquet flooring, meter cupboard, access to the loft space via hatch and doors to all the principal rooms.
- Two double bedrooms are located off the hallway with aspect to front and secondary glazed windows, one having a picture rail. The third bedroom enjoys an aspect to the side and picture rail.
- Located at the rear of the property is the dual aspect sitting room with lovely outlook over the rear garden, central fireplace with tiled surround and hearth, double glazed picture windows, wall light point and double glazed door providing access to the garden.
- Centrally located, the open plan kitchen/dining room is fitted to one end with a range of base units of cupboards and drawers, island unit, fitted pantry, double drainer sink with double glazed window overlooking the garden. Spaces for appliances and wall mounted Worcester gas fired boiler. Another bright dual aspect room with ample space for a dining table and chairs, wooden parquet effect vinyl flooring, fitted cupboard and sliding door leading to:-
- Spacious family bathroom fitted with a white suite comprising panelled bath and wall mounted sink, double fitted airing cupboard housing hot water cylinder. Internal glazed room divider and door with steps leading to the shower area comprising high level cistern toilet and shower area with wall mounted shower, curtain and rail.
- The property occupies a delightful plot enjoying mature shrub/flower and tree lined boundaries including apple trees, beech and laurel hedging and adjoins the village allotments. The rear garden is mainly laid to lawn and has a timber garden shed and greenhouse with courtyard terrace seating area and pathway leading along the side to the front, the side elevation being adorned with grapevines.



- To the side of the plot is a further timber garden shed along with the detached garage and car port with driveway to front. The pretty front garden is set back from the road, mainly laid to lawn with mature tree lined boundary including apple tree providing privacy, small ornamental pond and pedestrian pathway.
- Services & Points of Note: All mains services. Gas central heating. Partial double glazing.
- Council Tax: F – Sevenoaks District Council.
- EPC: D

Situation

Leigh is a picturesque village renowned for its charming mock Tudor listed buildings and its idyllic village green, where cricket matches paint a quintessentially English summer scene. Located within a designated conservation area, the village boasts a wealth of amenities including the popular Leigh primary school, church, village store, post office, and the conveniently located Leigh Railway Station with direct services to Victoria via the Tonbridge/Redhill line, walkable from the property. The nearby Hildenborough mainline station offers additional services to London Bridge, London Waterloo East, and London Charing Cross. The vibrant towns of Sevenoaks and Tonbridge are within easy reach, offering an extensive array of shops, boutiques, restaurants, and leisure facilities. The area is also home to numerous outstanding schools including Sevenoaks School, Sevenoaks Prep, Schools at Somerhill, New Beacon, Weald of Kent, Tonbridge Girls Grammar School, Judd School for Boys, Hilden Grange Preparatory School, and the prestigious Tonbridge Public School. Recreational opportunities abound with the Sevenoaks Leisure Centre, golfing at Nizels and Poul Wood, cricket at The Vine, and various local sports clubs. The property's convenient access to the A21 ensures swift connections to the national motorway network, Gatwick, Stansted, and Heathrow Airports, the Channel Tunnel, and the picturesque Kent coast.



Viewing Strictly By Appointment

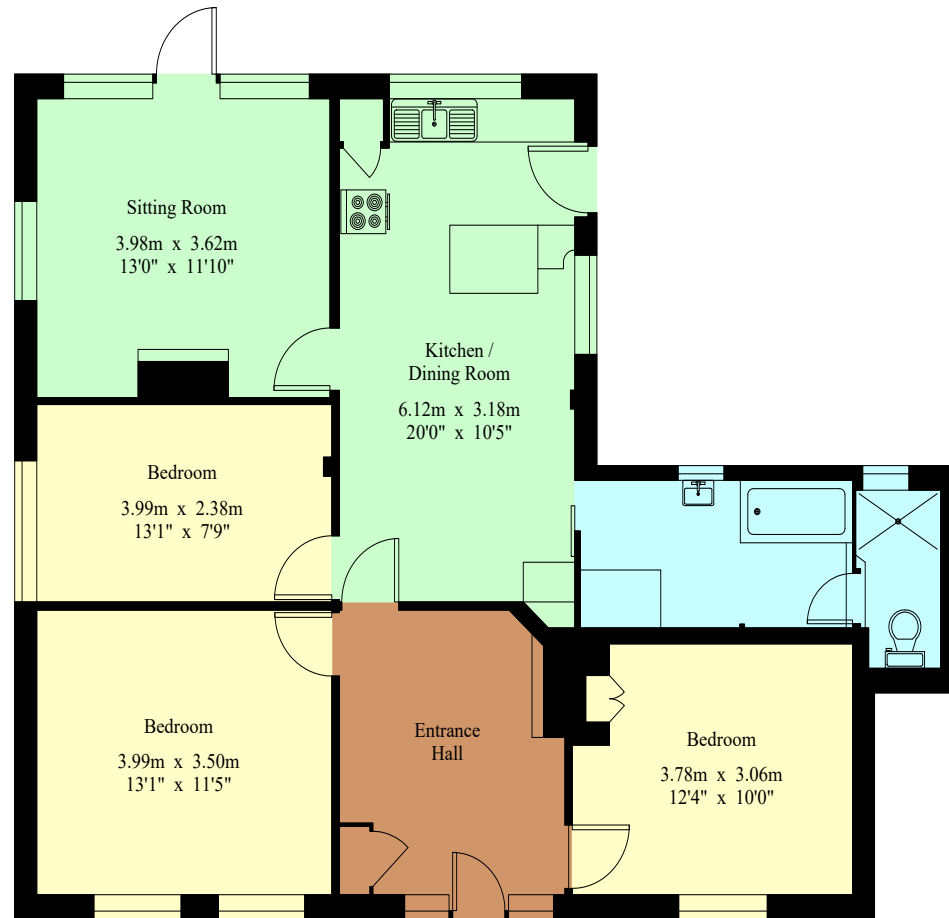
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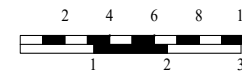
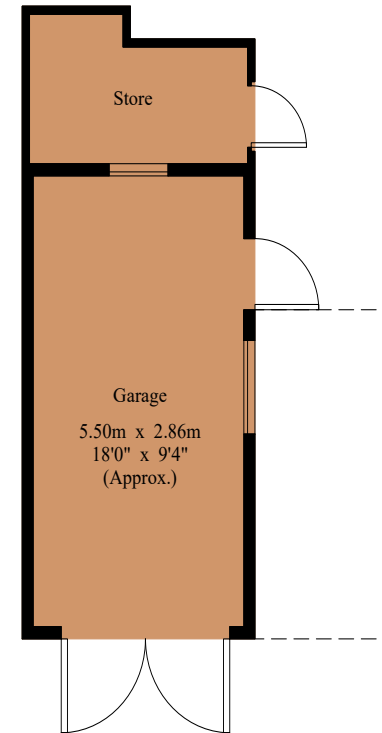
The Bungalow

House - Gross Internal Area : 93.2 sq.m (1003 sq.ft.)

Garage / Store - Gross Internal Area (Approx.) : 20.9 sq.m (224 sq.ft.)



Ground Floor



Feet
Metres

For Identification Purposes Only.

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