



3 The Green Lane, Leigh, Kent TN11 8QH
Guide: £575,000 Freehold

JAMES MILLARD
INDEPENDENT ESTATE AGENTS



- *Detached Two/Three Bedroom Bungalow
- *Situated in the Heart of the Village off the Green
- *Conservatory *Shower Room with Separate Toilet
- *Front Garden with Driveway *Single Garage
- *Delightful Private Rear Garden *Scope for Extension
- *Ronite Kyros Low Consumption Digital Radiators

Description

An ideal opportunity to acquire this detached two/three bedroom bungalow situated in the heart of the idyllic Kentish village. This well-maintained property is key-turn ready and certainly has scope for extension, subject to planning.

Accommodation

- Central entrance hallway having double glazed white UPVC front door, access to loft via hatch, built-in airing cupboard containing immersion heater.
- Dual aspect modern sitting/dining room, with new carpets, patio doors leading out into the garden, Hillarys shutters and a focal feature fireplace. Opportunity to easily split off the sitting and dining room to create a third bedroom.
- Kitchen, fitted with a range of matching white wall cabinets with black laminate worktops and tiled splash back. Integrated Bosch double oven and hob, freestanding dishwasher, washing machine and fridge/freezer. Hillarys shutters frame the double glazed windows above the sink unit. Ceramic floor tiles throughout and a translucent glazed door leads out into the conservatory.
- Bright conservatory with opaque roof, double glazed upvc windows and doors providing views and access to the pristine private garden, Ceramic floor tiles and economy 7 storage heater.
- Shower room, fitted with shower cubical housing an electric shower and separate pedestal wash basin, tiled walls and opaque window. Separate second white close coupled w.c having access from the hallway.
- Two double bedrooms accessed off the central hallway, both with aspect to front, built in wardrobes and Hillarys shutters.
- The property is approached over a gravel driveway providing off road parking with access to the garage and side access to the rear garden whilst being bordered with flower beds and hedging.



- Single garage up and over door to front and personal door to rear allowing access to rear garden.
- The rear garden enjoys a private setting, being laid to lawn with a small patio area, outside tap, two sheds recently fenced boundaries and well stocked mature shrub/flower beds.
- Council Tax Band: – E - Sevenoaks District Council
- Electric central heating. Mains drainage. Mains Water. Double glazed throughout.
- EPC: E

Situation

The property is situated just off the green in this picturesque and vibrant village renowned for its charming mock Tudor listed buildings and its idyllic village green, where cricket matches paint a quintessentially English summer scene with countryside walks direct from the doorstep, including Haysden lakes.

Located within the High Weald Area of Outstanding Natural Beauty and a designated conservation area, the village boasts a wealth of amenities including Leigh primary school, church, recently revitalised village store, recycling centre, post office, local hairdressers, public houses within walking distance, royal legion, village hall offering numerous activities, cricket, tennis, rugby and fishing clubs with the National cycle route running through the village from Penshurst Place to Tonbridge.

Conveniently located Leigh Railway Station offers services to London Victoria/Charing Cross via the Tonbridge/Redhill line and Gatwick airport, with bus routes available from the village 210/235.



Viewing Strictly By Appointment

01732 834835

www.jamesmillard.co.uk
hildenborough@jamesmillard.co.uk



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Gross Internal Area : 101.6 sq.m (1093 sq.ft.)
(Including Garage)



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