



Ibbett Mosely

Burton Avenue, Leigh, Tonbridge TN11 9FB



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### PRICE RANGE £600,000 - £625,000 A VERY WELL PRESENTED SEMI-DETACHED HOUSE OF CONSIDERABLE CHARACTER BUILT IN 2017 AND MAINTAINED TO A VERY HIGH STANDARD OCCUPYING AN PROMINENT CORNER POSITION

- MASTER BEDROOM WITH EN SUITE SHOWER ROOM
- TWO FURTHER BEDROOMS
- FAMILY BATHROOM
- THROUGH SITTING ROOM
- WELL APPPOINTED KITCHEN WITH DINING ROOM
- CLOAKROOM
- SOLAR PANELS
- SUMMERHOUSE / HOME OFFICE
- TILED CAR PORT WITH SHED AND ADDITIONAL PARKING FOR THREE CARS
- SOUTH FACING WALLED REAR ATTRACTIVE COURTYARD STYLE GARDEN AND ELECTRIC AWNING



PRICE RANGE £600,000 - £625,000 A TRULY IMMACULATE SEMI DETACHED HOUSE OF CONSIDERABLE CHARACTER built by Bellway Homes in 2017 as one of only two on the development to their Stowe design being a dissimilar pair and energy efficient having a highly regarded B rated EPC.

The present owner has maintained the home to a very high standard and added further benefits beyond the original specification. Features include solar panels , abundance of external lights and power points, HIVE smart thermostat for heating, Plantation style shutters to the Sitting Room and Main bedroom, fitted Venetian blinds as well as an easily maintained rear garden with summerhouse/home office and a shed. The house also has the considerable benefit of being able to accommodate several cars off the road and is still covered by the NHBC warranty  
The property offers so much that an inspection is advised. to fully appreciate its many qualities.

#### LEIGH

Occupying a fine corner position with a belt of communal woodland to the side at the beginning of this well planned recent development on the outskirts of the favoured village which is about a mile and provides a picturesque Green, Primary School and general store/sub post office. Leigh station on the Tonbridge to Redhill and Gatwick line is a slightly longer distance. Hildenborough Main Line station with frequent services to London and the South Coast is about one and a half miles. Tonbridge and Sevenoaks both offering good shopping including Waitrose as well as a selection of Private and State schools and leisure pursuits are four and six miles respectively. Access to the A21 and motorway network beyond is about four miles. Delightful countryside and walks including to Haysden Country Park in the near vicinity.

#### ENTRANCE PORCH CANOPY

With tiled roof.

#### SPACIOUS ENTRANCE HALLWAY

With radiator, double built in coats cupboard with shelving, Amtico flooring.

#### CLOAKROOM

With WC having a concealed cistern, wash basin with cupboard under, heated towel rail. Matching floor and wall tiles.

#### SITTING ROOM

A delightful bright through room with two radiators, Shutters to front window. Amtico flooring and bifolding doors opening onto the south facing patio and courtyard style garden.

#### KITCHEN WITH DINING ROOM

The kitchen is well appointed and is fitted with a one and a half bowl stainless steel single drainer sink inset to a work surface with cupboards and storage under, plumbing for washing machine and waste disposal. Worktop to side with Bosch dishwasher, integrated fridge and freezer under, range of wall

cupboards , one housing the Ideal Logic Heat 12 gas fired boiler. Additional work top to other side with cupboards and drawers under and an AEG five ring gas hob inset and matching extractor hood over. AEG double oven and grill in cupboard housing. The South Facing Dining Room has a radiator and bifold doors opening to the patio.

#### FIRST FLOOR

##### PART GALLERIED GOOD SIZED LANDING

With radiator, linen cupboard with cylinder. Loft ladder access to fully boarded roof space.

##### MASTER BEDROOM

Shutters with window to front with radiator and a double fitted wardrobe cupboard. EN SUITE SHOWER ROOM with contemporary style fittings , fully tiled shower cubicle with rainforest shower head and Mira unit, WC and concealed cistern, wash basin and a ladder style heated towel rail.

##### BEDROOM TWO

With radiator.

##### BEDROOM THREE

With radiator.

##### FAMILY BATHROOM

With a contemporary suite comprising a panelled bath, having a mixer tap and rainforest shower, WC and concealed cistern, wash basin. Ladder style heated towel rail and matching floor and all tiled wall tiles.

#### OUTSIDE

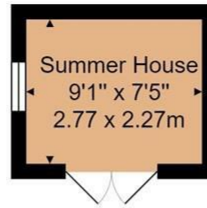
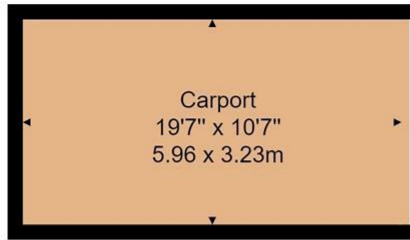
The SOUTH FACING REAR GARDEN has been tastefully redesigned in a courtyard style and is enclosed on two sides by a tall brick wall to provide maximum privacy. There is an extensive paved patterned area with stocked borders to enjoy those lazy days in the sun! SUMMERHOUSE/ HOME OFFICE with power and light. A side gate provides a rear access and also to the CAR PORT under a high pitched tiled roof with SHED to the rear and a brick paved parking area to the front. The FRONT GARDEN has a BRICK PAVED PARKING AREA for two cars and an electric charge point. Pebbled area with shrubs and an open plan stocked strip to the side of the property.

#### NOTE

There is a half yearly service charge (currently £297.40 payable to AM Surveying and Block Management) to cover the cost of maintenance of the common areas of the development eg roadway, pond, woodland and childs play area.



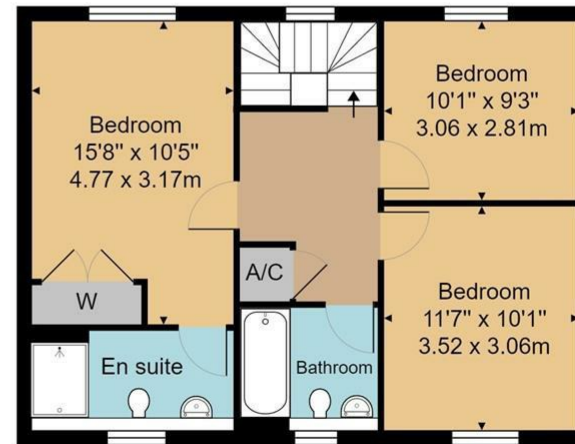




Approx. Gross Internal Area 1192 ft<sup>2</sup> ... 110.7 m<sup>2</sup>  
(excluding carport, summer house)



**Ground Floor**



**First Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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